



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: January 13, 2016

TO: Planning Commission

FROM: Glenn Moyer
Development Services Administrator

SUBJECT: *Houghton East Neighborhood Plan* Amendment PA-15-02, Amendment to Allow Height Increase at Northeast Corner Houghton Road and 22nd Street
Public Hearing (Ward 2)

Issue – This application represents a proposed plan amendment submitted by Kelly Lee of Planning Center to the *Houghton East Neighborhood Plan (HENP)* by the owners of the 16.3-acre, vacant parcel at the northeast corner of Houghton Road and 22nd Street. The applicant is seeking to amend existing plan policy which restricts nonresidential uses to 20-feet in height except at the northeast corner of Houghton Road and Broadway Boulevard intersection.

If the plan amendment is adopted by Mayor and Council, the applicant intends to implement the policies and guidelines by applying for a Planned Area Development (PAD) rezoning for the subject property. The PAD document would contain all the specific zoning and design regulations required to define this proposal as a neighborhood commercial development.

Recommendation: It is recommended that the Planning Commission forward the proposed amendment to Mayor and Council with a recommendation to amend the *Houghton East Neighborhood Plan*, Nonresidential Development Policy 2.D to allow a maximum building height of 26 feet for a grocery store building.

Planning Commission Action: On December 2, 2015, the Planning Commission held a study session on the plan amendment request. The Planning Commission recommended that this case be set for public hearing on January 13, 2016. The Planning Commission asked that the applicant at the public hearing address the need for a grocery store in this area and to provide more detailed information on the height increase with drawings including building sections, view shed analysis, lighting rendering, and heights of the nearby commercial buildings. The Planning Commission also asked for clarification if the 20-foot building height restriction allowed height exceptions such as parapets or ornamental elements. At the Call to the Audience four speakers spoke with concerns for the proposed amendment. These concerns centered on the need for another grocery store in the area, preservation of the Saguaro National Monument, and impact to drainage, wildlife, views, traffic, night sky, and noise.

Public Contact: Within the past year, the applicant of the amendment site has held two official neighborhood meetings on: July 23, 2015, approximately 46 attendees; and April 1, 2015, approximately 34 attendees. Issues discussed during these meetings included limiting

deliver hours, open space, buffering, building height and massing, outdoor lighting, traffic, preserving Saguaro National Monument buffer.

To date, staff has received forty-eight letters of protest and two letters of support. The protest letters raise concerns that the proposed development would have negative impacts on view sheds, long-term economic viability, increased development and traffic, wildlife protection, riparian washes, Saguaro National Park, and night sky viewing. The support letter favors the amendment for height as reasonable given its slight increase above the 20-foot restriction and the potential for more goods and services for east side neighborhoods.

Applicant's Request: The applicant's amendment request is to modify the *Houghton East Neighborhood Plan*, Nonresidential Development, Policy 2.D which restricts nonresidential uses to 20 feet in height, in order to allow a maximum building height of 26 feet for a grocery store building. (All other on-site buildings to maintain the *HENP's* 20 foot building height restriction.)

The applicant proposes to develop the amendment site with a Fry's Marketplace grocery store with approximately 124,097 square feet of building space, an associated gas station, and two smaller retail buildings, respectively 4,500 square feet and 12,900 square feet for a total of 141,497 square feet of building space.

Existing Zoning and Land Uses: The 16.3 acre amendment site is zoned SR. To the north and east is RX-1 zoning with single-family residential uses. To the south is SR and RX-1 zoning, large vacant parcel and single-family residential. To the west is C-1 and R-1 zoning that includes a commercial area and single-family residential.

Land Use Policy Direction: Policy direction is provided by the City's *Plan Tucson* (2013) and the *Houghton East Neighborhood Plan* (1985). Key policies are summarized below; a complete policy listing is provided as Attachment E.

Plan Tucson (2013): *Plan Tucson* was ratified by voters at the November 5, 2013 General Election and became effective on November 13, 2013 (Resolution #22160). *Plan Tucson* identifies the amendment site on the Future Growth Scenario map as "Neighborhoods with Greater Infill Potential", which are neighborhoods that have the potential for new residential and commercial development/redevelopment in the next several decades. These neighborhoods include a mix of uses such as a variety of housing types, grocery stores, and other retail and services. *Plan Tucson* supports locating housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependency on the car. Plan policy supports neighborhood commercial uses located at the intersection of arterial streets. *Plan Tucson* supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

Houghton East Neighborhood Plan (1985): The *HENP* area, which is approximately two square miles, is bounded on the north by Speedway Boulevard, on the east by Tanque Verde Loop/Melpomene Road, on the south by 22nd Street, and on the west by Houghton Road. The *HENP* was last amended on January 22, 1990, Resolution 15017 to allow nonresidential building heights of 28 to 35 feet at the northeast corner of Houghton Road and Broadway Boulevard.

The purpose of the *HENP* is to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods by 1) ensuring superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses; and 2) allow for a compatible mix of suburban and low-density residential uses, with supportive neighborhood services. The following nonresidential policies are pertinent to the plan amendment request:

- 1.A. Locate non-residential uses only at the intersections of Houghton Road with Broadway Boulevard and 22nd Streets.
- 2.D. Restrict nonresidential uses to 20 feet in height, except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner.
- 4.C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

It should be noted that while the *HENP* restricts nonresidential uses to 20 feet in height, the *HENP* provides policy direction that building heights are to be measured as defined in the Tucson Zoning Code (Nonresidential Policies, Illustration 7), which would allow additional height exceptions, i.e parapet walls and ornamental elements, above the maximum allowed building height. The Unified Development Code allows building height exceptions above maximum allowed height provided that: parapet walls and safety railings do not exceed no more than four feet above allowed building height; ornamental elements, such as spires, cupolas, belfries, clock towers, and domes do not exceed no more than ten feet above allowed building height.

Analysis: The applicant proposes to develop the amendment site with a Fry's Marketplace grocery store with approximately 124,097 square feet of building space, an associated gas station, and two smaller retail buildings, respectively 4,500 square feet and 12,900 square feet for a total of 141,497 square feet of building space. If the amendment to the *HENP* is approved, then the applicant proposes to rezone the amendment site to Planned Area Development zone using C-1 as the base zone for the PAD document. The PAD zone allows for site specific zoning and design regulations to ensure a quality design that can protect the integrity of existing neighborhoods. The amendment site is located at the intersection of two arterial streets as identified on the City's *Major Streets & Routes* map. Both *Plan Tucson* and the *Houghton East Neighborhood Plan* support commercial development at the intersection of

arterials, with *HENP* specifically identifying this site for nonresidential uses (retail, office, or commercial).

Although classified by the City's Unified Development Code as a 'large retail establishment', the proposed project will be developed as a neighborhood grocery store by serving primarily a population radius of 2 to 3 miles. The *HENP* defines neighborhood commercial as those retail and service uses typically serving the population within a 3-mile or less radius. *HENP* policy requires that neighborhood commercial or office uses retain a minimum of 20 percent consolidated open space. The project's site design provides for 20 percent consolidated open space which occurs along the site's perimeter borders: north border width ranges from 32 to 71 feet; east border width 65 to 98 feet; and west border width 30 to 60 feet adjacent to the Houghton Road pedestrian trail.

The proposed amendment is for an increase in building height of 26 feet which is consistent with building heights for other commercial nodes within the *HENP*. As noted the *HENP* was amended on January 22, 1990, Resolution 15017 to allow nonresidential building heights of 28 to 35 feet at the northeast corner of Houghton Road and Broadway Boulevard. An existing pharmacy store has been developed at this northeast corner of Houghton Road and Broadway Boulevard with a 28 foot building height, two foot parapet, and a seven foot cupola for a total massing height of 35 feet. At the southeast corner of Houghton Road and Broadway Boulevard, C-1 zoning, there is a grocery store with a maximum building height of 24 feet with a three four foot parapet for a total massing height of 27 feet. The western half of the intersections across Houghton Road at Broadway Boulevard and 22nd Street are zoned C-1 which allow for maximum building heights of 30 feet with height exceptions for parapet walls and ornamental elements.

Directly south of the amendment site, at the southeast corner of Houghton Road and 22nd Street (outside the *HENP* boundary area), there was an approved rezoning case (C9-07-18, SR to C-1) that has now expired for a commercial project that included administrative and professional offices, medical offices, financial institution, food service, and retail uses. This rezoning case included a condition which limited buildings to one-story with a maximum building height of 24 feet with an additional six feet in height for ornamental elements.

The amendment site is zoned SR which allows a 30 foot maximum building height. The applicant's request to increase building height from 20 to 26 feet allows for improved design with variable rooflines and parapets which better matches the design of today's commercial buildings. The proposed parapets will help shield views of roof-top mechanical equipment from surrounding properties, which is necessary due to the amendment site's lower elevation compared to properties to the north and east.

The proposed site appears large enough to allow development to occur with slightly greater than minimum building setbacks which would reduce the impacts of additional height. The site has approximately 600 feet of frontage on Houghton Road and approximately 1200 feet along 22nd Street and when combined with the proposed 20 percent consolidated open space

appears to provide ample opportunity for view corridors through the site. The location and intensity of commercial uses at the intersection of Houghton Road and 22nd Street is supported by both *Plan Tucson* and *HENP*.

Conclusion: A proposed building height of 26 feet can be supported when impacts to view corridors and view sheds can be mitigated through use of sensitive design. There appears to be ample opportunity given the project's size and location, site design, and proposed use of a special zoning district, such as a Planned Area Development (PAD), to ensure that the amended height increase for a neighborhood commercial project at the northeast corner of Houghton Road and 22nd Street intersection is consistent with city-wide and neighborhood goals.

It is recommended that the Planning Commission forward this item to Mayor and Council with a recommendation to amend *Houghton East Neighborhood Plan*, Nonresidential Development Policy 2.D to allow a maximum building height of 26 feet at the northeast corner of Houghton Road and 22nd Street. Based on the findings below:

Findings:

- Proposed Land Use Consistent w/ *Plan Tucson* and *Houghton East Neighborhood Plan*.
- Proposed Building Height Consistent other commercial nodes within the *Houghton East Neighborhood Plan* area.
- Amendment site size with slightly greater than minimum building setbacks allows development to reduce the impacts of a minimal increase in height.
- Amendment site is located at the intersection of two arterial streets as identified on the City's *Major Streets & Routes* map.
- Proposed building height of 26 feet is an appropriate request for a nonresidential use, and similar to a previous approved amendment to the *HENP* which allowed 28 to 35 foot building heights at the northeast corner of Houghton Road and Broadway Boulevard.

Attachments:

A: Context Map

B: Zoning Map

C: Application and Materials

D: *Houghton East Neighborhood Plan* Policies and Map

E: Proposed Policy Changes to *Houghton East Neighborhood Plan*

F: Land Use Plan Policies

G: Support-Protest Letters

H: Legal Advertising

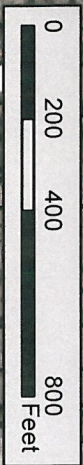
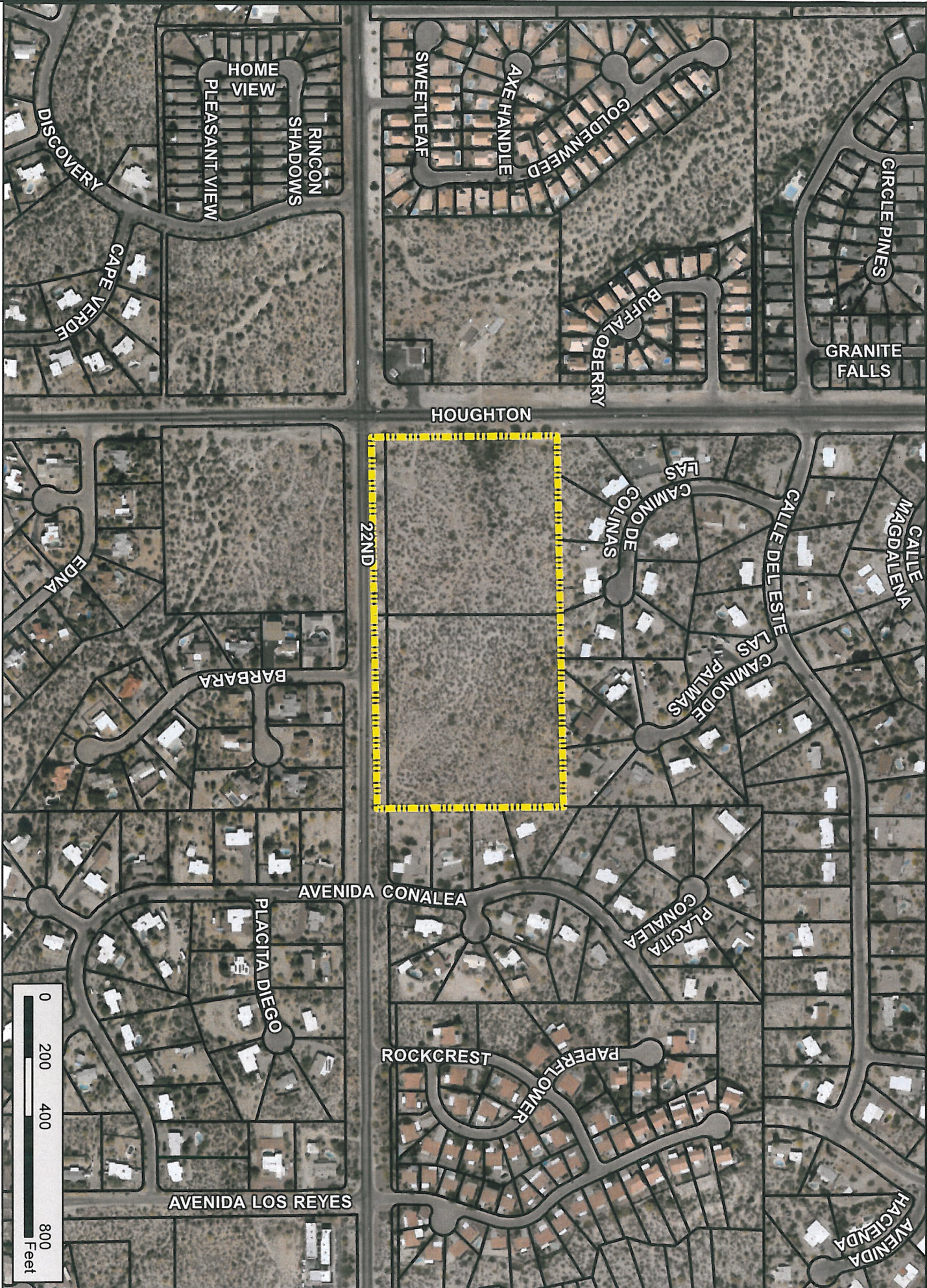


Houghton East

Neighborhood Plan Amendment: Context Map



Amendment Area

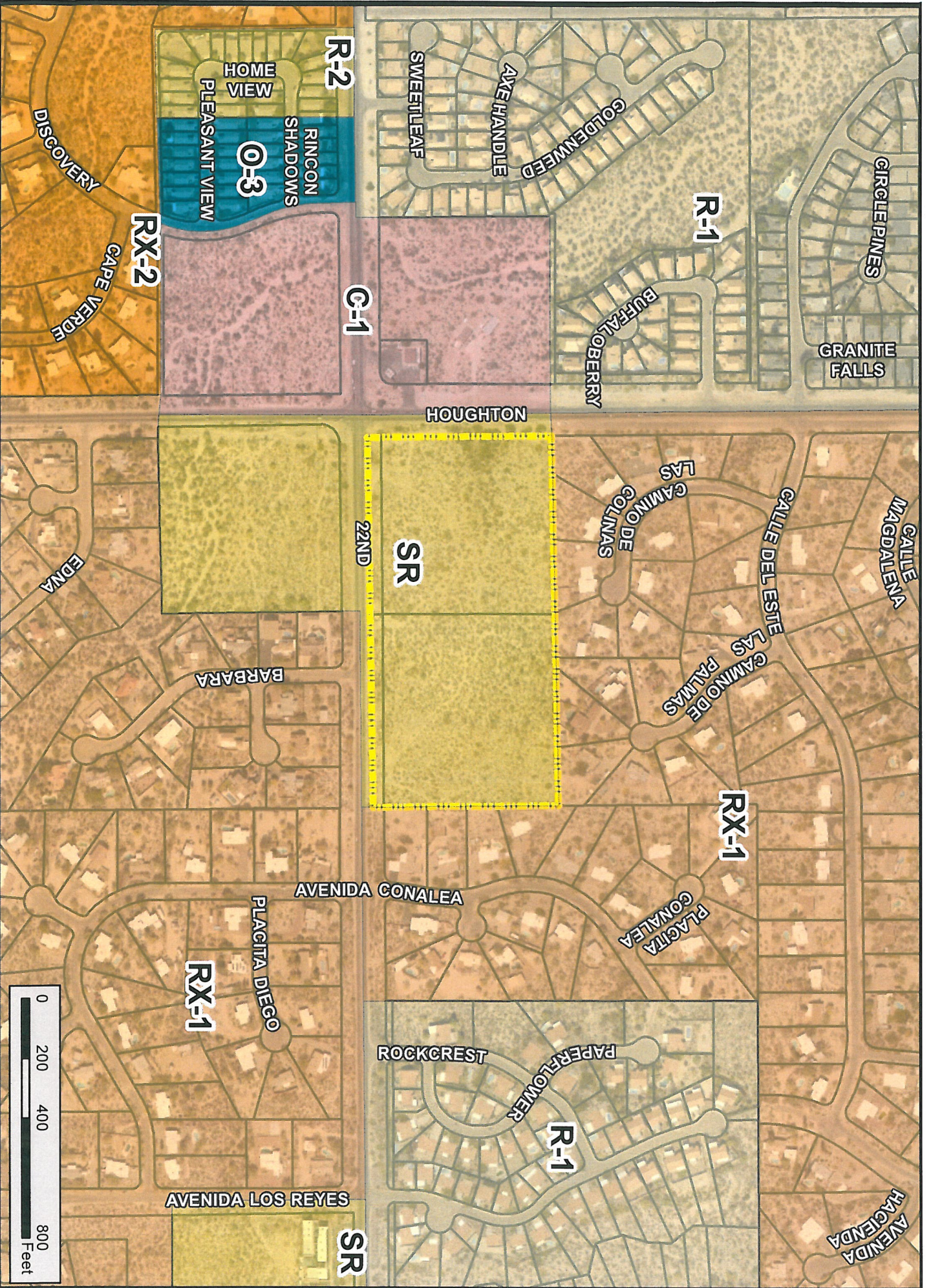




Houghton East
Neighborhood Plan Amendment: Zone Map



Amendment Area



Attachment C - Application and Materials



October 21, 2015

John Beall
City of Tucson
Planning and Development Services
Public Works, 201 N Stone
Tucson, Arizona 85701

Subject: NWC 22nd and Houghton Plan Amendment Request
TPC Job No. BDU-01

Dear John:

On behalf of my clients, I am hereby amending our rezoning application to remove the requests related to reduction of open space.

As we have determined in our previous conversations and in the preapplication conference, the Houghton East Neighborhood Plan (HENP) fully supports commercial use (both neighborhood and community commercial) for this intersection. The HENP provides policy direction related to consolidated open space for non-residential uses, requiring 20% open space for neighborhood commercial and 25% for community commercial. Our proposed grocery store anchored retail use is consistent with the definition of neighborhood commercial:

"Neighborhood Commercial: Low-intensity commercial uses serving neighborhood retail and service needs."

The International Council of Shopping Centers and the Urban Land Institute, in the Dollars & Cents of Shopping Centers, provides the following definition of a neighborhood shopping center:

"The neighborhood shopping center provides merchandise for daily living needs -- convenience goods like food, drugs, hardware and personal service. A supermarket is the principal tenant in this type of shopping center".

Fry's Marketplace will be the principal tenant in the 22nd Street and Houghton Road shopping center. Fry's Marketplace's primary offerings are groceries and secondary offering is pharmacy and health and beauty items typically found in drug stores. In our experience, people do not typically drive more than two or three miles to a grocery store and not more than one or two miles to go to a drug store. If you look at the attached map of grocery store, this fact is apparent by the spacing of the stores.



Also attached is a copy of our revised draft site plan which shows consolidated open space wrapping around the east and north sides of the site, adjacent to the surrounding neighborhood. Additionally, it provides additional open space along the west side of the property, which serves to expand and enhance the Houghton Greenway as well as the scenic quality of Houghton Road.

We do still wish to pursue the request to modify the allowable building height.

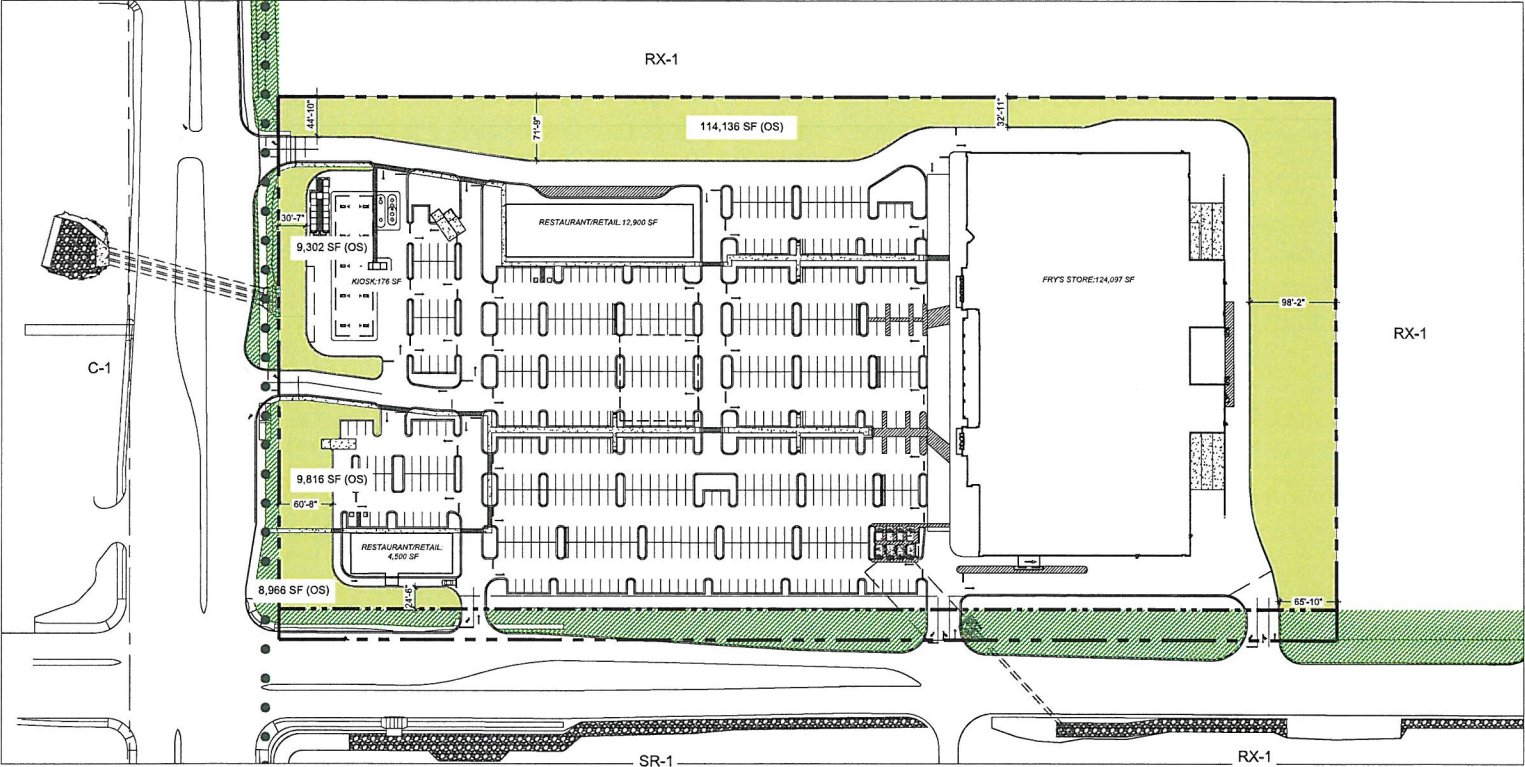
Please let me know if you need any additional information. Thank you.

Sincerely,
THE PLANNING CENTER

Linda S. Morales, AICP
Principal



PROJECT / OPEN SPACE CONCEPT



SITE CALCULATIONS
SITE AREA: 711,090 SF
TOTAL REQUIRED OPEN SPACE (20%): 142,218 SF
TOTAL PROVIDED OPEN SPACE: 142,220 SF (20.0% OF SITE AREA)

LEGEND
PROVIDED OPEN SPACE
LANDSCAPE WITHIN RIGHT OF WAY

HOUGHTON GREENWAY

BRENTWOOD HOUGHTON & 22nd

THE DWMR WAS CREATED USING THE MDCR SECTION
AVAILABLE ONLINE. ECHO AUTOMATIC AND ECHO
DATA PROVIDED BY THE SUPPORTING COMMUNITARIAN, DWMR
AND ENGINEERING SERVICES ARE FOR PLANNING PURPOSES
ONLY. FINAL DATA TO BE BASED ON ENGINEERED DATA
MAY VARY FROM THOSE SHOWN ON THE EXHIBIT.
PROJECT/EXHIBIT: 2017-10-10/10
FILE NAME: ECHO-2017-10-10/10





PLANNING &
DEVELOPMENT
SERVICES DEPARTMENT

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: July 31, 2015 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Houghton East Neighborhood Plan

Date Plan Was Adopted by Mayor and Council: 11/12/1985

Plan Amendment Name: 22nd and Houghton

Plan Amendment Number: PA-15-02

Processing Fee: \$11,367.40

SECTION 2 - Site Identification

Street Address: 10325 East 22nd Street, 10395 East 22nd Street, Tucson, AZ 85748

Township/Range/Section: 14S/15E/13

Tax Code No: 133-38-008F & 133-38-008J

Nearest Major Cross Street: 22nd Street and Houghton Road

Amendment Site Size: 16.3 ACRES

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Kelly Lee

Firm's Name: The Planning Center

Phone No: (520) 623-6146

Address: 110 South Church, Suite 6320, Tucson, Az 85701

Fax No: (520) 622-1950

Kelly Lee

July 29, 2015

Signature

Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: SR Current Use of Site: Vacant

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

The subject property is currently vacant and undeveloped with the exception of disturbance associated with an Tucson Electric Power lines along the south and west boundaries and an electrical box located in the south-central portion of the property and a few two-track roads and trails that crisscross the site.

See attached description #1 for site photos and further details on the on-site conditions.

SURROUNDING AREAS

Existing Zoning: North RX-1 South SR, RX-1 East SR, RX-1, R-1 West R-1, O-3

Describe Land Uses and Development on Surrounding Properties:

North and east of the subject site consists of single-story single-family residential development zoned RX-1 (Residence Zone).

West of the site is a Qwik Mart convenience store and gas station zoned C-1 (Commercial Zone) located at the northwest corner of Houghton Road and 22nd Street. The property directly southwest of the site is vacant and zoned for C-1. Vacant property to the south is zoned SR (Suburban Ranch, however, this 9-acre site was rezoned in 2008 for C-1 (commercial zoning, rezoning case #C9-07-19, proposed for a multi-use facility that includes administrative and professional offices, medical offices, a financial institution, food service and retail uses. The site was never developed due to the recession and the zoning has since expired.

Neighborhood Context: The Houghton East Neighborhood Plan seeks to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The plan recommends commercial uses that serve the neighborhood's needs such as retail, service and office uses at the intersection of Houghton Road and 22nd Street. Two of the four corners are zoned for C-1 uses while the land directly south of the subject site was zoned for commercial, but the rezoning case recently expired. The site is outside of the Monument Buffer area, which is one mile surrounding the Saguaro National Park.

Proposed Site Development

Proposed Use: Neighborhood Commercial & Retail Center **Proposed Zoning:** PAD

The proposed land uses shown on the conceptual site plan (attached) include a Fry's Marketplace Grocery Store with approximately 124,000 square feet of building space, an associated gas station, and two smaller retail buildings with 7,200 square feet and 12,900 square feet for a total of 144,000 square feet of building space.

Proposed Site Improvements (buildings, parking areas, etc.):

See attached Description #2 and Exhibit A: Site Concept, Exhibit B: Architectural Elevations, Exhibit C: Open Space Concept, Exhibit C1, C2 and C3: Buffer Cross Sections and Exhibit D: Scenic Corridor.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

See attached Description #3

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

See attached Description #4

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

See attached Description #5

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of Plan Tucson.

See Attached Description #6

Provide additional supporting information that demonstrates why this amendment should be approved.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes x No

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- ☐ Copy of the meeting notice that was mailed
- ☐ Copy of the mailing list used
- ☐ Certification of mailing
- ☐ Copy of the sign-up sheet showing who attended the meeting
- ☐ Meeting summary
- ☐ Copy of any maps, drawings, or written information provided at the neighborhood meeting
- ☐ Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- ☐ Copy of notes from rezoning pre-submittal meeting



July 29, 2015

City of Tucson
Attn: John Beall
Principal Planner
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, AZ 85701

Subject: **Houghton/22nd Plan Amendment, T15PRE0011**
Tax Parcels: 133-38-008F & 133-38-008J
TPC Project No. BDU-01

Dear John:

As owners of the above referenced tax parcel(s), I hereby authorize Brentwood Developments, Fry's Corporation of Arizona and The Planning Center to act as our agents throughout the plan amendment and rezoning process.

Very Truly Yours,

Twenty-Second Street Baptist Church of Tucson
6620 E 22ND ST
TUCSON AZ 85710-5109

By: Ashley Evans *ASHLEY EVANS, PRESIDENT*
Member Representative, Twenty-Second Street Baptist Church of Tucson

1. ON-SITE CONDITIONS

- **Topography/Drainage-** The existing topography across the site gradually undulates from east to west with a change in elevation from approximately 2,860 feet at the eastern boundary to approximately 2,840 feet at the western boundary of the site. A small drainageway runs through the middle of the site from east to west with flows of slightly over 100 cfs.
- **Vegetation-** The existing vegetation on site consists largely of upland desert scrub predominately including Creosote, Foothills Palo Verde, Mesquite, Brittle Bush, and Prickly Pear. Plant density through the majority of the site is medium to low, typical of upland scrub vegetation in the region. A relatively small drainage area near the west end of the property (near the Houghton Road culvert), consists of slightly higher density vegetation including Foothills Palo Verde, Mesquite and a small number of Hackberries. There is no vegetation type or density on site that meets the Pima County Xeroriparian "C" habitat requirements (as mapped). A very small area near the Houghton Road culvert will be evaluated at time of Preliminary Development Package/Development Plan for density and species make up for inclusion in protected riparian habitat per City requirements.
- **Traffic**
 - Improvements to Houghton Road are currently underway, which include a six-lane roadway, Improved access control, landscape medians with water harvesting, intersection improvements with new signalization, bike lanes, sidewalks, bus pullouts, rubberized asphalt, improved drainage and all-weather crossings and a multi-use path along the east side of the corridor. The property owner & developer have worked with the City of Tucson Transportation for the past year on incorporating the proposed driveways and appropriate median breaks into the Houghton Road plans.
 - 22nd Street Improvements are also currently underway and the property owner and developer have worked with TDOT on this alignment on how it relates to the proposed access points. The 22nd Street Improvements are planned for widening to improve the intersection from two lanes to four lanes, bike lanes and sidewalks east to just beyond Barbara Place as part of the Houghton Corridor improvement. No new traffic signals are warranted or planned with the widening.
 - Houghton Road Greenway is proposed along the east side of Houghton Road. It will consist of 12-foot paved path and a landscaped corridor.
- **Sewer-** the nearest Pima County Regional Wastewater sewer network connection is located across Houghton Road. Agreements have been made prior to the Houghton Road moratorium to provide easements and public/private sewerline to the subject property. Capacity is available for this new sewer in public sewer G-88-038, downstream from manhole 9585-05. The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Tanque Verde Interceptor. A Type III Capacity Request Letter has been submitted under separate cover.
- **Water-** Tucson Water will serve the subject property. As part of the Houghton Road improvements, a preliminary water master plan has been submitted and approved for the subject property. The site will connect to an 8-inch line within Houghton Road.
- **Viewsheds-** The Catalina, Rincon and Santa Rita mountains are all largely visible throughout most of the site. Visibility onto the subject property from surrounding parcels and arterial roadways varies from low to high. The subject property is highly visible from the south and west given the elevated topography in these portions of the property as well as its location along two arterial roadways. The inner portions of the property vary from medium to low

visibility due to the lower topography and higher density vegetation in this area (see Exhibit D.2: Visibility). Photos of the project site are shown below. The site plan will adhere to all Scenic Corridor regulations within the Unified Development Code Section 5.3.



Photo 1: View looking northeast from the south boundary.



Photo 2: Looking east from the west boundary.



Photo 3: Looking south from the middle of the site.



Photo 4: Looking east from the middle of the site.

2. PROPOSED SITE IMPROVEMENTS (refer to page 3 of 4 Application for Plan Amendment)

- **Neighborhood Grocery Store (Fry's Marketplace, See Exhibit A: Site Concept and Exhibit B: Architectural Elevation)** – A new, modern-version of the Fry's Food & Drug Store is proposed on the subject property, referred to as Fry's Marketplace. The existing Fry's Food & Drug Store located at 22nd and Harrison will be proposed for closure and sale. This new location, with approximately 124,000 square feet of building space, will be the first of its kind in the Tucson market, and will offer additional amenities such as: sushi bars, enhanced meat products, enhanced organic produce products, a Pan Asian bistro, Starbucks and a wine bar. Additional design and store details include:
 - A pharmacy and drive-through will be located on the south side of the building,

furthest away from adjacent single family residences located directly adjacent to the site.

- Employees- Fry's Marketplace will employ approximately 160 people, which equates to approximately 40 additional employees that are typically employed at a Fry's Food/Drug Store. The amount of employees for the retail centers is yet to be determined.
- Hours of operation for the grocery store will be limited from 6 am to 12 midnight.
- Parking is provided at a 1:250 sf ratio to provide grocery store customers with a sufficient amount of parking during peak business hours. Based upon past experience, Fry's customers are returning customers provided the store is parked at this ratio.
- Loading- The loading areas will be depressed 4-feet and screened with a 9-foot wall for a total 13-foot screen. Once the truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.
- Trash- Refuse from the grocery store will be kept within the building inside a trash compactor. All other on-site refuse areas will be a minimum of 50 feet away from residential property lines.
- Trucks- Deliveries will be limited to hours of 6:00 am and 11:00 pm. In accordance with City Code, truck idling is prohibited within 300 feet of residential properties. A delivery truck staging area will be provided west of grocery store. Fry's delivery trucks are required automatically turn off after two minutes of idling
- Maximum Building Height is 26 feet with a 4-foot parapet. As shown on Exhibit B: Architectural Elevation, the building height is lower on the east end of the building, which is closest to existing neighbors. The east end is approximately 22 feet with 4 foot parapet and the west end of the building is a maximum 26 feet with 4-foot parapet. All other building proposed on-site will be limited to the 20-foot building height.
- Architectural Elevations will provide visual interest consistent with the community's identity, character, and scale.
 - Long building walls shall be broken up with projections or recessions with depths of at least 3% of the facade length along all sides of the building.
 - The building design will include windows, arcades, or awnings along at least 60% of the building length.
 - Architectural treatment, similar to that provided to the front facade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.
 - The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods.
 - Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.
 - Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and

noise of the equipment.

- Outdoor sales is permitted along the front side of the building. Photos 5 and 6 below are examples of roll up doors used to cover the "outside sales" area typically found in newer grocery stores. All of the product is within the vestibule and the doors are open during business hours and shut when the store is closed.



Photo 5: View of Outdoor Sales Area

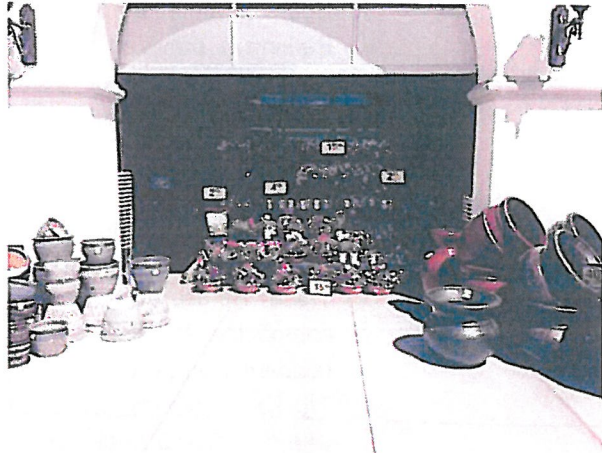


Photo 6: View of Outdoor Sales area from parking lot

- **Fuel Center-** A new 9-pump fuel center is proposed in conjunction with the grocery store. The Fuel Center will feature discounts for shopping at Fry's Marketplace.
- **Two Retail Pads-** Approximately 20,000 square feet of retail building space is proposed to allow for additional shopping and/or convenience services to the local neighborhood. Typical uses include but are not limited to: a restaurant, hair salon, coffee shop and dry cleaner. During the PAD process, the master developer is willing to prohibit noxious uses that don't fit in with the neighborhood, such as a payday loans or automobile repair services.
- **Security-** An electronic security monitoring system for the public parking areas will be incorporated on the site.
- **Access-** Access to the site has been designed in conjunction with the Houghton Road and 22nd Street improvements. A traffic study was conducted and submitted to the City of Tucson. 22nd Street is intended to be widened to improve the intersection from two lanes to four lanes, bike lanes and sidewalks east to just beyond Barbara Place as part of the Houghton Corridor improvement. No additional traffic signals are warranted or planned with the widening. Per Traffic Impact Study recommendations, five access points are proposed to the site. There will be two access points on Houghton and three access points on 22nd Street.
- **Lighting-** Lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance. It will be downward directed with zero bleed off onto adjacent properties. Parking lot lighting is proposed for a maximum 25 feet in height. At the rear of the grocery store, lights will be installed as low as possible, preferably facing downward within the proposed rear walls, providing the minimal lighting necessary for safety while minimizing the impact on the adjacent homes.
- **Pedestrian circulation-** Two new sidewalks are proposed along 22nd Street and Houghton Road. A 6-foot sidewalk with 4-feet of landscaping is included along the main entry way to the

Fry's store from Houghton Road. All interior pedestrian access will be designed in accordance with City of Tucson street standards.

- **Open Space /Landscape Borders (See Exhibit C)-** Approximately 3 acres will be set aside as an open space along the perimeter of the property and within landscaped parking areas with the majority interfacing between the existing single family residential and the subject property. Proposed HENP Policy #5 allows consolidated open space areas undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures. Each open space area will have a minimum square footage of 1,000. The goal is to create a higher density of plantings than currently exists to create a visual screen between the single family residential properties and the subject property as well as provide for a more attractive pedestrian way/parking and help reduce the urban heat island.
 - South boundary: A 15-26-foot landscape border is proposed with canopy trees every 33 feet and fifty percent or more of the area must be covered with shrubs or vegetative ground cover. ***See Exhibit C1: Cross Section A.***
 - East boundary: The buffer along the east boundary will have a 76-foot width. ***See Exhibit C2: Cross Section C.***
 - North boundary: The open space buffer will be maintained at a 40-foot width along the north with the exception of a parking area access lane near the northeast corner where it narrows to 20-feet. ***See Exhibit C3: Cross Section B.***
 - West Boundary: A 30-foot landscape border is proposed along the west boundary in accordance with the Houghton Road scenic route requirements. Any areas of disturbance will be revegetated with salvaged native vegetation or nursery grown native vegetation.
 - Open Space connections: The on-site open space system will connect with the Houghton Greenway along the western boundary of the site. The greenway improvements associated with Houghton Road include a 12-foot paved path and a landscaped corridor.
 - A landscaped pedestrian way is proposed east to west from Houghton Road to the entrance of the main building. This pedestrian way will be a total of 10 feet wide with 5- to 7-feet of landscaping.
- **Proposed Screening Techniques-** The site will be screened with a 30-inch-high vegetative screen along 22nd Street and Houghton Road. Per the official neighborhood meeting and individual meetings with neighbors, the majority of neighbors request that an 8-foot wall be installed along the north and east property lines; however, there were some neighbors living adjacent to the site that prefer a 10-foot or 5-foot wall. We will continue to work with the adjacent neighbors throughout the plan amendment and Planned Area Development process to develop a plan for wall height and placement along these boundaries.
- **Parking Lot Landscaping-** In order to provide shade and reduce the urban heat island effect, a minimum of one canopy tree will be installed per every four parking spaces. In addition, the pedestrian ways through the site will consist of 5- to 7-feet of landscaping and may include shade structures along proposed interior sidewalks.
- **Rainwater harvesting** – Rainwater harvesting will be incorporated throughout the site per the Commercial Rainwater Harvesting Ordinance.

- **Scenic Corridor (See Exhibit D)** - the provisions of the Scenic Corridor Zone (SCZ) apply to any portion of the subject property that is located within 400 feet of the future right-of-way line within Houghton Road. The site plan includes the following provisions:
 - **Natural Landscape Border**- A buffer area of 30 feet wide, adjacent to the Houghton Road shall be preserved and maintained in its natural state to the greatest extent feasible. No development or improvements shall occur in a Scenic Route buffer area except the required drainage improvements, driveways and/or utilities; The buffer area shall be restored as closely to its natural state as possible In areas of disturbance.
 - **Building Height**- The maximum building height of all buildings within 400 feet of Houghton Road is 20 feet as required by the Houghton East Neighborhood Plan policies. The setback for a 20-foot building is a minimum of 60 feet as shown on Exhibit C.
 - **Viewshed Corridors**- The view corridor(s) shown on Exhibit C is a combined width of approximately 60%, which is a significant percentage over the amount required by the Scenic Corridor Zone requirements.
 - **Utilities**- All new utilities will be placed underground.
 - **Additional Design Standards**- the following apply to the subject site:
 - The building colors and sign will complement the surrounding landscape and consist of desert and earth tones.
 - No commercial advertising sign, except a sign pertaining to a use conducted on the premises or a sign advertising the sale or lease of the property upon which the sign is located, and no billboard shall be erected within 400 feet of the right-of-way line on any Scenic Route.

3. **Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed (refer to page 3 of 4 Application for Plan Amendment)**

- The Houghton East Neighborhood Plan (HENP):
 - *HENP Policy 2.D (page 15 of HENP): Restrict nonresidential use to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard.*

Requested Amendment: Increase in building height from 20 feet to 26 feet for the main structure proposed on the site, a Fry's Marketplace. All other on-site buildings to maintain the 20-foot building height.

Justification: The HENP was adopted in 1985. At this time, a 20-foot commercial building height was typical. Currently most grocery store retailers have larger and taller building space with high ceilings. The Marketplace includes additional amenities for the surrounding neighborhood, and as such, requires additional building square footage and building height to balance out the proportions of the building. The building also include a mezzanine level in between the bottom floor and the ceiling, where the offices will be located.

Also located within the HENP is the major intersection of Broadway Boulevard and Houghton Road, one mile to the north of this site. This intersection is currently developed for commercial uses. Merely 5 years after the HENP plan was approved, this commercial corner was amended to allow nonresidential building heights to 28 feet. The stipulations include providing a minimum of 60 percent of the combined frontage along Houghton Road and Broadway Boulevard maintained as a view corridor and is not used for building purposes. Nonresidential building heights of up to 35 feet are permitted on the remaining area, when it can be demonstrated that the impacts from an increase in height on view corridors and viewsheds can be mitigated through the utilization of existing site features, such as site size and configuration, slope, Coronado Ridge Wash, and project design features, such as greater building setbacks and spacing, height transitions from major streets, varied roof lines, and landscaping.

The subject site as shown on Exhibit C also meets the above criteria of which the previous amendment was approved. The subject site consists of a minimum 60% view corridor along Houghton Road and a minimum 65% view corridor along 22nd Street. Both corridors maintain a sufficient views to the Santa Rita, Santa Catalina and Rincon Mountains. The building configuration, building elevations and screening also help mitigate for viewshed impact along these major corridors by configuring the building so that the largest and tallest building is setback the furthest from the Houghton Road scenic corridor. Additional design features of the building include varied rooflines. The shortest side of the main grocery building at 22 feet (to the roofline) is facing the adjacent residential development to the east while the maximum 26 foot (to the roofline) building height faces the parking area to the west.

Lastly, the majority of screening along the borders of the property exceed code requirements and the developer has been working individually with adjacent

neighbors to determine precisely where the screening wall will sit and the height of the wall. These commitments will be detailed and incorporated into a future PAD for the property.

Requested Amendment: Revise Definition of Consolidated Open Space for only this Parcel

Explanation/Justification: Consolidated Open Space (page 4 of HENP): An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

- HENP Policy #5 (Exception to Consolidated Open Space Definition) The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures. Each open space area should have a minimum square footage of 1,000.

The HENP consolidated open space is a blanket policy for the entire HENP, and was written at a time when large tracts of the neighborhood remained undeveloped. The location of this relatively small parcel at the intersection of a regional arterial roadway and a major arterial street does not particularly lend itself to passive recreation opportunities. Rather, the use of natural and revegetated open space as a buffer and to soften the appearance of the proposed development from the neighborhood and the adjacent scenic corridor appears to be preferred, which has led to the configuration shown in the proposed concept plan (Exhibit C). Since the site is surrounded by private property on the north and east boundaries, there are no large areas of common or public owned undisturbed open space adjacent to the site. However, most of the property owners have chosen to leave some or all of their yards as natural open space. The linear configuration of the open space as proposed corresponds with these privately owned desert areas. Selective placement of walls to be inset from the property line will reinforce this as a contiguous natural open space, provides additional privacy for the adjoining neighbors as well as create visual diversity between properties, and preserves native vegetation and cover for small wildlife that currently reside in the area.

Per preliminary discussions with neighbors adjoining the property to the north and east, the majority prefer an 8-foot screening wall placed in between the subject property and the neighboring properties. The placement of this wall will be dependent upon additional studies of the grading and topography and will be incorporated into a future PAD for the property. In addition, individual neighbors expressed interest in revegetating the open space area where grading may occur to mimic the natural vegetation that exists there now. The open space areas will be enhanced with salvaged native vegetation from on-site and nursery grown native vegetation in order to create a higher density of plantings and visual screening between properties. Additional canopy trees will be planted in the backyards of adjacent residences, if desired by the property owner. Again, details of what type and location of revegetation will also be determined in the PAD process.

4. Provide proposed new goal and policy language, and proposed new maps that incorporate the change

HENP Policy 2.D: Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner **and Houghton Road and 22nd Street on the northeast corner** (see Nonresidential Policy 2.E and 2.F)

- Policy 2F: Allow nonresidential building heights to 26 feet with a 4 foot of parapet.

Consolidated Open Space (page 4 of HENP): An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

- HENP Policy #5 (Exception to Consolidated Open Space Definition) The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and drainage structures. Each open space area should have a minimum square footage of 1,000.

5. Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan (refer to page 3 of 4 Application for Plan Amendment)

Houghton East Neighborhood Plan

The intent of the HENP is to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The general goals of the plan include developing a compatible mix of suburban and low-density residential uses with supportive neighborhood services, while protecting the integrity of the neighborhoods. Other policies that apply to the project proposal:

Nonresidential

- HENP-Policy 1: Develop a variety of retail, service and office uses at appropriate locations.
 - HENP- Policy 1.A: Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - HENP Policy 1.B: Require nonresidential uses to provide access exclusively onto arterial streets.
- HENP Policy 2: Require nonresidential development to be compatible with adjacent uses.
 - HENP Policy 2A: Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - HENP Policy 2B: Required new nonresidential development to implement a landscape plan with a mixture of plant size, including mature trees, understory shrubs and ground cover.

- HENP Policy 2C: Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
- HENP Policy 4 C: Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

Flood Control & Drainage

- HENP Policy 1A: Require developers to submit a hydrology/hydraulic study of drainage conditions and design of proposed improvements, considering both upstream and downstream conditions, as established in the Floodplain Regulations

Implementation

- HENP Policy 1C: Require builders and developments to notify the designated representative of the Houghton Neighborhood Association and affected property owners of rezoning request and CDRC applications.

Plan Conformance

As stated in the HENP, the policies support retail, services and office uses at this intersection that access onto arterial streets. The HENP defines neighborhood commercial services as public, semi-public and commercial services which meet neighborhood needs, such as schools, churches, banks and grocery stores. The development proposal calls for various neighborhood services, including a large retail building housing a Fry's Marketplace Grocery Store, associated Fry's fuel center and two smaller retail pads that could accommodate for land uses such as, but not limited to: a hair salon, restaurant and/or coffee shops. These uses are compatible with the three other corners of this intersection, which are zoned for commercial uses or still zoned Suburban Ranch, but supported for commercial uses within the particular area plan in which the site is located within.

The site location is at two major arterials: Houghton Road and 22nd Street. This location and the resulting traffic counts make it an excellent commercial destination. Houghton Road is a scenic route on the Major Streets and Routes Plan and 22nd Street is also a Major Route. Both roadways are undergoing transportation improvements sponsored by the Regional Transportation Plan. These improvements include widening Houghton Road from four lanes to six lanes and 22nd Street from two to four lanes. The project team is working closely with City of Tucson Traffic Engineering to ensure the roadway widening and the proposed access points are planned for the safest possible locations and will be incorporated into the future traffic improvements.

The proposed site plan is designed to be sensitive to the adjacent neighborhood. Enhanced open space buffers and screening with drought tolerant vegetation will be provided on all sides adjacent to existing single family residential as well as along the Houghton and 22nd Corridors. Approximately 3 acres of the site or 20% of the site will be enhanced with trees and other native vegetation to provide for a visual diversity between adjacent residential properties and the subject site and within the parking areas. The neighbors who attended the neighborhood meetings and individual meeting with neighbors adjoining the property resulted in a request for a screen wall be installed along these boundaries to protect their privacy. The majority of surrounding neighbors suggested an 8-foot wall to help with noise attenuation and prevent vehicle headlights shining onto adjacent properties. Additional studies of the grading and topography of the site will reveal the best possible placement of

the screening wall. This information will be used to formalize the neighborhood agreements during the PAD process.

Other mitigation techniques utilized on this site to minimize the impact to the neighborhood include:

- Fry's loading areas will be screened, depressed a minimum of 4 feet and screened with a 9-foot wall resulting in a total 13-foot screen. The loading will be conducted in an enclosed building. Once the delivery truck enters the loading dock, the door to the dock opens and then the product is unloaded inside of the loading dock.
- The Fry's refuse containers will be kept inside the building inside a trash compactor and a minimum of 50 feet away from residential property lines. All other refuse areas will be a minimum of 50 feet away from residential property lines and will be screened by 5 foot masonry walls with gated entries.
- Lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance. It will be downward directed with zero bleed off onto adjacent properties. Parking lot lighting is proposed for a maximum 25 feet in height. At the rear of the grocery store, lights will be installed as low as possible, preferably facing downward within the proposed rear walls, providing the minimal lighting necessary for safety while minimizing the impact on the adjacent homes.
- A landscape plan will be submitted in conjunction with the development plan with a mixture of plant size, including mature trees, understory shrubs and ground cover.
- The building elevations will include varied rooflines. The shortest side of the main grocery building at 22 feet (to the roofline) is facing the adjacent residential development to the east while the maximum 26 foot (to the roofline) building height faces the parking area to the west.

The master developer will ensure that flood control and floodplain management methods in the Houghton East Neighborhood are compatible with the natural and built environment. A Floodplain Use Permit has been approved by the City of Tucson. In addition, a hydrology/hydraulic study of drainage conditions and design of proposed improvements will be submitted as part of the development plan package, considering both upstream and downstream conditions, as established in the Floodplain Regulations. The perimeter of the site will remain as open space and buffer area. A water harvesting plan will be incorporated into the landscape plans for the property and retention will be incorporated into the site design. A riparian mitigation plan will be completed and submitted to the City of Tucson prior to any disturbance of the property.

In summary, the applicant and owners of the property are dedicated to ensuring this is a quality development and with appropriate transitions from the commercial uses to the surrounding neighborhood. The benefits to the neighborhood include:

- A new mixed use development consisting of employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- A sustainable neighborhood commercial shopping center within or near suburban residential neighborhoods for day-to-day living needs.
- If plan amendment is successful, the site will undergo the Planned Area Development process and will be subject to:
 - Notifying the designated representative of the Houghton Neighborhood Association and affected property owners of Plan Amendment and PAD rezoning request.

- A series of development and design standards that ensure an open space buffer, screening wall, landscape and architectural design standards that protect the privacy of surrounding residential land uses ensuring compatibility between the existing Southwestern architectural styles single family residential land uses and the proposed commercial property.
- Individual neighborhood agreements identifying details of screening and buffering the adjacent residential properties. The majority of property owners desire an 8-foot wall at or near the property line to ensure the screening is properly located to the best extent feasible. In addition, a few neighbors requested that graded areas be revegetated areas with like or higher plant density as natural conditions.

6. Explain how the proposed changes are consistent with and supported by the goals and policies of Plan Tucson (refer to page 4 of 4 Application for Plan Amendment)

Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources. According to the Plan Tucson Future Growth Scenario Maps, this area is identified as a neighborhood center. Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. The following Land Use, Transportation and Urban guidelines apply to the subject property:

- LT9- Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- LT26.6.4- Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.
- LT28.1.17- Support an interconnected open space system.
- LT28.2.12- Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses and enhances the overall function and visual quality of the street, adjacent properties and the community.

Plan Tucson supports neighborhood commercial uses at the intersection of two major arterials roadways, such as 22nd Street and Houghton Road. The Houghton Road Corridor located along the western boundary of the site was designated by the Pima Association of Governments (PAG) as State Route 983 and has a long-term regional freeway/expressway plan. This regional freeway, known as the Houghton Road Corridor Study, is planned for improvements (currently underway) funded by the Regional Transportation Authority (RTA) for a regional multipath corridor with a total of 6 travel lanes. The Houghton Road Corridor Study as well as the Major Streets and Routes Plan have allowed for future development along Houghton Road by increasing the capacities of this major roadways.

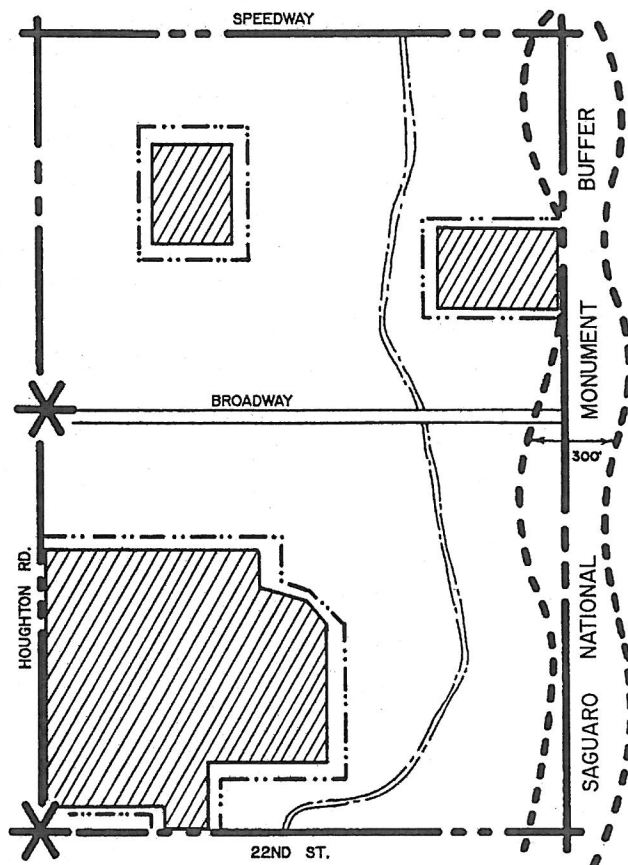
Plan Tucson encourages neighborhood commercial businesses to locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car. The proposal allows for a sustainable neighborhood commercial shopping center within or near suburban residential neighborhoods for day-to-day living needs. The Houghton Road Greenway as well as the public transit system or SunTran will enable for other forms of transportation to further reduce the dependence of the car. The protected open

space buffer and future PAD development regulations and design standards will protect the established residential neighborhoods by orienting new development to protect the privacy of surrounding residential land uses and ensuring compatibility with existing Southwestern architectural styles and building materials of adjacent land uses.

The new retail services support an interconnected open space system around the perimeter of site. This open space system will be utilized as a buffer between existing residents and the proposed development. This on-site open space buffer is connected to the proposed Houghton Road Greenway that is currently under construction. The Greenway will consist of a landscape corridor and 12-foot paved path. Since the site is surrounded by major arterials and private properties, there are no connections to other open space areas without crossing an arterial roadway.


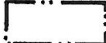

The plans will include standards to preserve the integrity of adjacent neighborhoods. Individual neighborhood agreements identifying details of screening and buffering the adjacent residential properties will be included in the Planned Area Development process. The site also adheres to the scenic corridor standards, the water harvesting ordinance and preservation/enhancement of the native vegetation areas as open space and buffer areas.

Attachment D - *Houghton East Neighborhood Plan* Policies & Map



HOUGHTON EAST NEIGHBORHOOD PLAN POLICY CONCEPTS MAP*

LEGEND

- NEIGHBORHOOD BOUNDARY
-  EXISTING RESIDENTIAL UNITS
-  TRANSITION AREA (RESIDENTIAL POLICIES 1&4)
- DEVELOPMENT OPPORTUNITY AREA:
GROSS DENSITY UP TO 4.2 RAC
IF MEET RESIDENTIAL POLICY 4.
-  NON-RESIDENTIAL USES
- PROPOSED COLLECTOR STREET CONCEPT
- 300' BUILDING SEPARATION: (RESIDENTIAL
POLICY 4 & VI)

* NOTE: FOR SPINE WASH CONSIDERATIONS SEE
CONCEPTUAL FLOODPLAIN MAP.

MAP 3

I-89

NONRESIDENTIAL DEVELOPMENT

Nonresidential development includes commercial development such as retail, service and office uses which meet the needs of surrounding residents and public or semi-public uses such as schools and churches. Although there are no nonresidential uses currently in the Houghton East Neighborhood, there is neighborhood commercial zoning consistent with the *Rincon Area Plan* at the southeast corner of Houghton Road and Broadway Boulevard. Commercial and community service uses may be appropriate at major intersections of Houghton Road.

Goal

Encourage a well designed, nonresidential development to serve neighborhood needs.

Policies

1. Develop a variety of retail, service and office uses at appropriate locations.

Implementation Techniques

- A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets. (See Illustration 6.)
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E.).

(January 22, 1990, Resolution #15017, HENP, Nonresidential Policy 2)

- C. Require Industrial Waste Control permitting prior to connection to the Public Sanitary Sewerage System.
- 4. Develop new nonresidential uses in a manner which is sensitive to natural terrain.
 - A. Require new development proposals to demonstrate sensitivity to the natural drainage and topography, by integrating the site design with the natural terrain.
 - B. Encourage low intensity uses to retain 15 percent of the site as consolidated open space.
 - C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.
 - D. Require community commercial uses to retain 25 percent of the site as consolidated open space.

HOUGHTON EAST

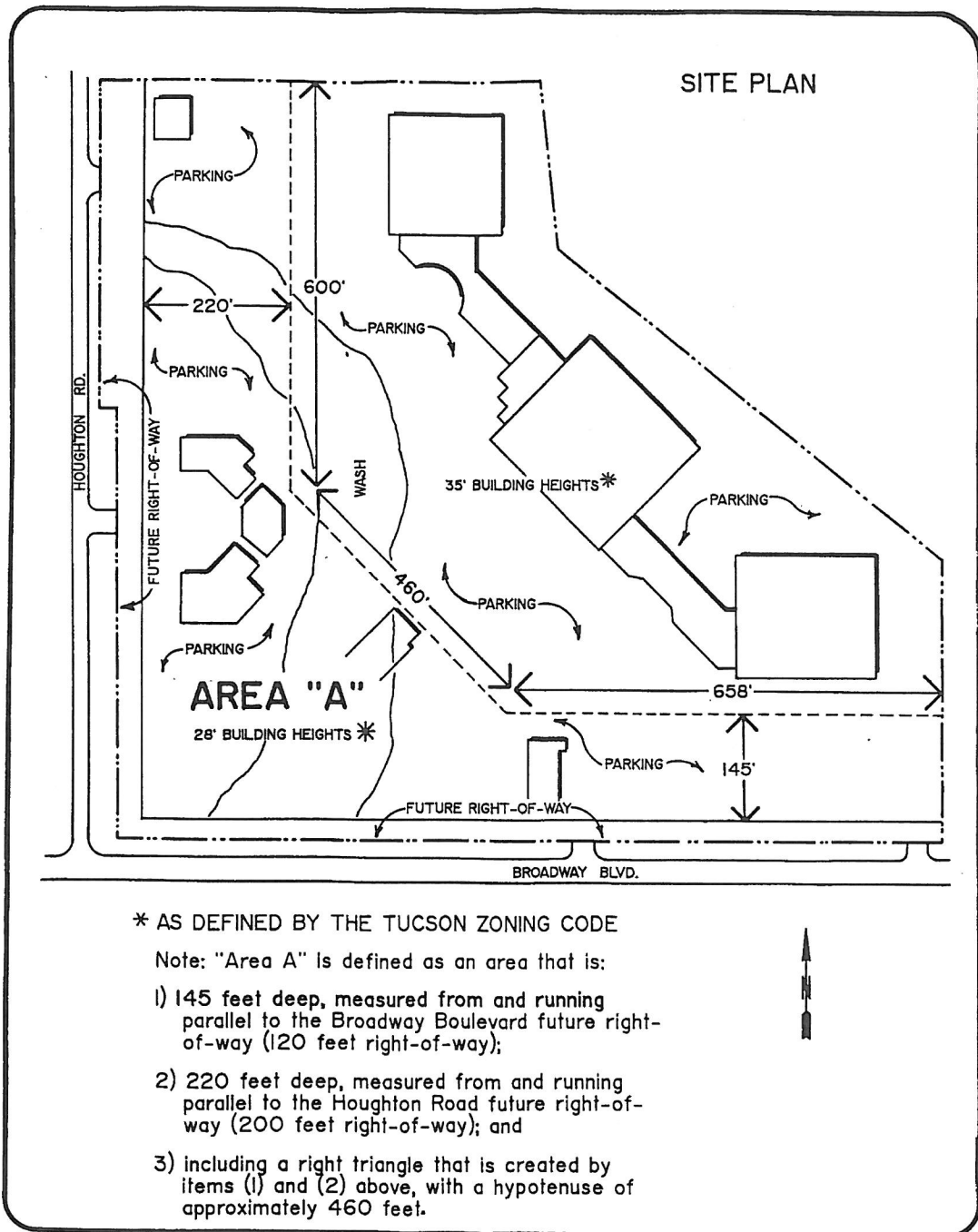


ILLUSTRATION 7

Amended I-22-90 Resolution #15017

7-91

Attachment E - Proposed Policy Changes to *Houghton East Neighborhood Plan*

NONRESIDENTIAL DEVELOPMENT

Nonresidential development includes commercial development such as retail, service and office uses which meet the needs of surrounding residents and public or semi-public uses such as schools and churches. Although there are no nonresidential uses currently in the Houghton East Neighborhood, there is neighborhood commercial zoning consistent with the *Rincon Area Plan* at the southeast corner of Houghton Road and Broadway Boulevard. Commercial and community service uses may be appropriate at major intersections of Houghton Road.

Goal

Encourage a well designed, nonresidential development to serve neighborhood needs.

Policies

1. Develop a variety of retail, service and office uses at appropriate locations.

Implementation Techniques

- A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets. (See Illustration 6.)
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E.) or at the northeast corner of Houghton Road and 22nd Street where maximum height allowed is 26 feet.

(January 22, 1990, Resolution #15017, HENP, Nonresidential Policy 2)

LAND USE PLAN POLICIES

Houghton East Neighborhood Plan – 1985

Plan Goals

1. Ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses.
2. Develop a compatible mix of suburban and low-density residential uses, with supportive neighborhood services, while protecting the integrity of existing neighborhoods.

Nonresidential Development

Goal – Encourage a well designed, nonresidential development to serve neighborhood needs.

Policies

1. Develop a variety of retail, service and office uses at appropriate locations.
 - A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets.
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E)

3. Ensure adequate and healthy public sanitary sewage conveyance facilities for nonresidential uses in the plan area.
 - A. Require all nonresidential development to connect to the public sanitary sewage system.
4. Develop new nonresidential uses in a manner which is sensitive to natural terrain.
 - A. Require new development proposals to demonstrate sensitivity to the natural drainage and topography, by integrating the site design with the natural terrain.
 - C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.

Plan Tucson – 2013

Chapter 3 – The Built Environment

Future Growth Scenario Map

Neighborhoods with Greater Infill Potential: Neighborhoods with greater infill potential are residential neighborhoods and commercial districts for which there is potential for new development and redevelopment in the next several decades. In some areas, entire new neighborhoods may be built. These neighborhoods are characterized by an urban scale that allows for more personal interaction, while providing safe and convenient access for all ages and abilities to goods and services needed in daily life. These neighborhoods include a mix of such uses as a variety of housing types, grocery stores and other retail and services, public schools, parks and recreational facilities, and multi-modal transportation choices.

- | | |
|----------|---|
| LT9 | Locate housing, employment, retail, and services in close proximity to each other to allow easy access between uses and reduce dependence on the car. |
| LT28.1.1 | Utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community support. |
| LT28.1.7 | Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community. |

- LT28.1.17 Support methods to conserve and enhance habitat when development occurs.
- LT28.2.4 Support community commercial and office uses located at the intersections of arterial streets, taking into consideration traffic safety and congestions issues.
- LT28.2.12 Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.
- LT28.2.13 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere top relevant site and architectural design guidelines.
- LT28.2.14 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Chapter 3 – The Natural Environment

- EC3 Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.
- GI2 Rehabilitate and enhance natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits, such as recreation, wildlife habitat, and stormwater management.
- GI4 Expand and maintain a healthy, drought-tolerant, low-water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island, and improve the attractiveness of neighborhoods and the city as a whole.

Attachment G – Support / Protest Letters

Mr. John Beall
Principal Planner
Planning and Development Services Department
City of Tucson
County-City Public Works Building
201 N. Stone Avenue
Tucson, AZ 85701

NOV 4 2015 4:10:48

Subject: **Letter of Support**
PA-15-02, Houghton East Neighborhood Plan Amendment
Brentwood Development at 22nd Street & Houghton Road

Dear John,

I am writing to express my support for the plan amendment request referenced above and ask that the City of Tucson Planning Commission and City Council vote in favor of the proposed amendment. I believe it is absolutely reasonable to slightly increase the building height from the current limit of 20 feet to 22 to 26 feet at the highest point in order to accommodate Fry's new store.

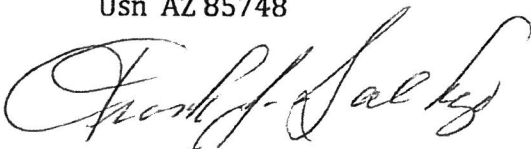
High-quality goods and services are needed in the area of the major 22nd Street and Houghton Road intersection. A neighborhood shopping center with upscale retail and options for sit-down dining, anchored by an expanded and upgraded Fry's Marketplace, would be convenient and welcomed by growing eastside neighborhoods such as mine.

It is nice to see the developer and Fry's have incorporated several design features of the neighborhood shopping center to minimize impact on adjacent neighbors: downward directed lighting with no spillover, landscaped buffers and screening walls, screened loading area, limit on delivery hours, screened/enclosed refuse areas, daily trash pick up and 24-hour video security monitoring.

It is extremely important that the City of Tucson adopt a position that supports responsible development. A conveniently located premier grocery store is a desired enhancement to our quality of life. I respectfully request the Planning Commission and City Council support this plan amendment and the subsequent development of this neighborhood shopping center.

Sincerely,

Name:
Frank J. Salbego
Address:
144 S. Bonanza Ave.
Usn AZ 85748



John Beall - I support the Frys 22nd / Houghton development

From: Todd Portz <toddportz@live.com>
To: <john.beall@tucsonaz.gov>
Date: 12/02/2015 3:09 PM
Subject: I support the Frys 22nd / Houghton development

As a homeowner off of Avenida Conalea, I support this development. I would only request that the environment such as native plants be required.

Todd Portz

Sent from [Outlook](#)

John Beall - Houghtoneast

From: "Karen Crabtree" <karencrabtree@cox.net>
To: <john.beall@tucsonaz.gov>
Date: 12/19/2015 12:15 PM
Subject: Houghtoneast

Sir: I've lived in this area since 1992 for two simple reasons. One the nature of the area is remarkable. Two the peace and quiet. I love my neighbors, the neighborhood and my house. We choose Tucson to retire to because of the friendliness and wholesomeness. I understand big business must turn a profit, but at what expense. I can't tell you how upset I am over this proposal. The Houghton Road expansion was one thing but more big box stores. Please, we do not want nor do we need more stores only to have them set empty in a year or so. USE what is available if they must expand. How would you like it if someone came in and destroyed your way of life? And believe me for some of us seniors that have been here in this area for 20 plus years this is very personal. There is no excuse for this kind of greed. Just say NO and let your NO mean NO.

For attractive lips, speak words of kindness.

For lovely eyes, seek out the good in people.

For a slim figure, share your food with the hungry.

Stay Safe and Happy

K. aron

John Beall - Corner of 22nd & Houghton

From: <jlc-2@cox.net>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/30/2015 8:26 AM
Subject: Corner of 22nd & Houghton

November 30, 2015

TO: Principal Planner at City of Tucson

Dear Sir:

We see the HUGE developing at the NE corner of 2nd & Houghton as an abrogation of prior agreement, and cannot find any good reason to do so.

As long-term residents who live in the area annexed by the city, and therefore part of the original agreement, we do NOT want to see this expansion happen while simultaneously watching so many other large developed properties sitting abandoned.

Our house was built in 1981, and we would have been happy to remain under county jurisdiction, especially if the agreement made back then is callously ignored and destroyed.

We have voted in the affirmative in all recent bond and transportation elections, but we cannot agree with big city government defying citizens' agreements while disrupting and gradually demeaning peaceful residential neighborhoods.

Thank you,

Jana & Larry Curry
Eric Alan Place
85748

John Beall - FW: Corner of 22nd & Houghton

From: <jlc-2@cox.net>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/30/2015 10:32 AM
Subject: FW: Corner of 22nd & Houghton

11/30/15

TO: Principal Planner at City of Tucson

Re: Address Correction in Earlier E-mail Letter

Please note that actual crossroads in our earlier e-mail letter are: East 22nd Street at South Houghton Road.

It appears that East 2nd Street ends at N. Bonanza, which is west of North Houghton Road, and therefore not contended.

Thank you,

JLC/JMC
Eric Alan Pl.
85748

From: jlc-2@cox.net
Sent: Monday, November 30, 2015 8:25 AM
To: john.beall@tucsonaz.gov
Subject: Corner of 22nd & Houghton

November 30, 2015

TO: Principal Planner at City of Tucson

Dear Sir:

We see the HUGE developing at the NE corner of 2nd & Houghton as an abrogation of prior agreement, and cannot find any good reason to do so.

As long-term residents who live in the area annexed by the city, and therefore part of the original agreement, we do NOT want to see this expansion happen while simultaneously watching so many other large developed properties sitting abandoned.

Our house was built in 1981, and we would have been happy to remain under county jurisdiction, especially if the agreement made back then is callously ignored and destroyed.

We have voted in the affirmative in all recent bond and transportation elections, but we cannot agree with big city government defying citizens' agreements while disrupting and gradually demeaning peaceful residential neighborhoods.

Thank you,

Jana & Larry Curry
Eric Alan Place
85748

John Beall - 22nd street HENP

From: Scott Soley <scott@diversifiedprintsolutions.com>
To: <john.beall@tucsonaz.gov>
Date: 11/30/2015 9:54 AM
Subject: 22nd street HENP

Hello Mr Beall - I respectfully request that you do not over turn the HENP transition zoning on Houghton and 22nd street in Tucson AZ.

I believe we have enough shopping centers on the east side and also feel it would be a gross infraction on the city of Tucson's part to over ride this PROMISE from an agreement back in 1985.

It's time the city stood up for agreements made and signed for.

I also believe this wouldn't be an issue at all if it was proposed to be built in your back yard.

Thank you.

Scott Soley / DP Solutions
cell # [520-954-0364](tel:520-954-0364)
scott.dpsinc@cox.net
P.O. Box 42556
Tucson , Az 85733

From: Ebby Claussner <ebby-ingrid@cox.net>
To: <john.beall@tucsonaz.gov>
Date: 11/29/2015 10:41 PM
Subject: STOP THE BIG BOX...

STOP THE BIG BOX DEVELOPMENT AT 22nd STREET!
WHAT WASTE OF MONEY- JUST TO PUT MORE PEOPLE OUT OF WORK SOON THERE AFTER!
UNBELIEVABLE!
EBBY AND INGRID CLAUSSNER

From: John Grierson <jgrierson54@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 11/29/2015 10:34 AM
Subject: 22nd Street and Houghton

Dear Mr. Beall,

Why develop a Fry's Super Store at 22nd & Houghton?

Broadway and Houghton is already developed for retail and office space and has failed especially in its Super Market locations:

So. West corner - The former Bashas location has been vacant for 5 years.

So. East corner - Both Haggens and Safeway have failed at this location.

The blighted appearance of the Broadway retail area could be restored to a viable commercial area by giving Fry's an incentive to build their new store at this location.

I can only imagine that both banks "Wells Fargo" and "Chase" and the other retail merchants would be delighted.

Here is an opportunity for the city gov. to exercise its good judgement and finish with a win - win deal.

Sincerely,

John Grierson
Neighborhood Resident

John Beall - Fry's Big Box Store

From: Paul Goff <pegjaz@yahoo.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/29/2015 4:46 AM
Subject: Fry's Big Box Store

Dear Mr. Beall. I am writing to you about our concerns over this new Fry's store with two strip malls and a 24 hour gas station to be built on the northeast corner of 22nd and Houghton. We are very opposed to it being put there. As you probably all ready know, there are plenty of gas stations, groceries, drug stores in the area and I am confused about why another place like this is needed in this area.

The city has promised that this will never happen but it keeps happening. This area is being overrun by development. Will it never end? How close to the park are we going to allow developments?

Please stop this nonsense and oppose this development.

Thank you for your time, Paul Goff & Filomena Blankenship.

John Beall - Two Empty Grocery Stores

From: Sarah Hoyt <ranchitohoyt@centurylink.net>
To: <john.beall@tucsonaz.gov>
Date: 11/28/2015 4:57 PM
Subject: Two Empty Grocery Stores

Our family was wondering why the city is allowing for the building of another Frys grocery store and another gas station at 22nd and Houghton when there are already **two empty** grocery stores and a **closed-down** gas station at Broadway and Houghton?

Thank you for your time and consideration,

Edward and Sarah Hoyt and Family

From: "Bredehoft, Patricia Olson - (pattyb)" <pattyb@email.arizona.edu>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/28/2015 3:55 PM
Subject: Opposed to developing at 22nd & Houghton

Dear Mr. Beall,

I live in the neighborhood East of Houghton and I am opposed to more developing a 22nd and Houghton. I feel the HENP that was created and approved by the City Council in 1985 should stick and not be thrown out for big businesses.

Sincerely,

Patty Bredehoft
Concerned Resident

Sent from my iPhone

From: <5209545278@messaging.sprintpcs.com>
To: <john.beall@tucsonaz.gov>
Date: 11/28/2015 3:20 PM

Please reconsider voiding the HENP we already have enough stores in the local area.

and Houghton.
id not be

John Beall - Stop big box development

From: Lupe Pangrac <l.pangrac@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 11/28/2015 3:14 PM
Subject: Stop big box development

Please do not allow the developer to avoid the HENP. Stop the big box development at 22nd Street and Houghton!!!!

Save our neighborhood!

Thank you

Mrs Pangrac

From: Emily Bruce <Emily.Bruce@cox.net>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
CC: "savehoughtoneast@gmail.com" <savehoughtoneast@gmail.com>
Date: 11/28/2015 2:42 PM
Subject: Please honor the Houghton East Neighborhood Plan

Mr Beall,

Please DO NOT void the HENP. It is senseless to develop the 22nd and Houghton intersection for another retail area when there are already plenty of shopping opportunities at other nearby Houghton, Harrison and Spanish Trail intersections. It is especially unnecessary since we have 2 vacant grocery stores at Broadway and Houghton.

As a neighborhood resident I do not want nor need anymore retail shopping. The 22nd street intersection needs to be retained as planned. It is also important to preserve the desert ecosystem and watershed of the eastside. More excavation of the native desert and replacement with concrete does not support this. Please honor the Houghton East Neighborhood Plan. It is about the desires of the neighborhood residents and honoring the promises made by the City, not the developers Thank you.

Emily Bruce
1536 S Cactus Sand Pl
Tucson, AZ 85748

From: "Jeff Bruce" <jeff.bruce@cox.net>
To: <john.beall@tucsonaz.gov>
CC: <savehoughtoneast@gmail.com>
Date: 11/30/2015 8:13 AM
Subject: Please honor the Houghton East Neighborhood Plan

Mr Beall,

Please DO NOT void the HENP. It is senseless to develop the 22nd and Houghton intersection for another retail area when there are already plenty of shopping opportunities at other nearby Houghton, Harrison and Spanish Trail intersections. It is especially unnecessary since we have 2 vacant grocery stores at Broadway and Houghton.

As a neighborhood resident I do not want nor need any more retail shopping. The 22nd street intersection needs to be retained as planned. It is also important to preserve the desert ecosystem and watershed of the eastside. More excavation of the native desert and replacement with concrete does not support this.

Please honor the Houghton East Neighborhood Plan. It is about the desires of the neighborhood residents and honoring the promises made by the City, not the developers Thank you.

Jeff Bruce
1536 S Cactus Sand Pl
Tucson, AZ 85748

John Beall - Business development

From: "Richard and Theresa Sonnleitner" <rtsonn@q.com>
To: <John.Beall@tucsonaz.gov>
Date: 11/28/2015 10:47 AM
Subject: Business development

Good morning!

Just wanted to offer this contact with you as our way of expressing our opposition to the business proposal on the corner of 22nd and Houghton. Most important to us is the retention of this area as a means to protect Sahuaro National Park.

We appreciate your understanding of our need to protect our environment.

Thank you,

Richard and Theresa Sonnleitner

John Beall - uncontrolled development

From: Gary Tonon <gjtonon@yahoo.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 11/28/2015 9:34 AM
Subject: uncontrolled development

Mr. Beall,

As a new resident in the East Spanish Ridge Place area I am very concerned about our future quality of life with all of these new and unnecessary developments being proposed in Pima County. More strip malls, big box stores and bike parks do nothing to this area but cause more congestion, crime and grief to the people living here. I've seen how uncontrolled development causes the quality of life to diminish especially when these developments cater to a very small percentage of the local population and the developers disregard the people who live close to or around these developments.

Please consider this email a plea for common sense and a request for Pima County to honor their long ago commitments to control development and protect the quality of life in this beautiful and natural area of our wonderful state.

Best Regards,

Gary and Gayle Tonon
11665 E. Spanish Ridge Pl
Tucson AZ 85730
[530 386 1528](tel:5303861528)

John Beall

From: Joann Kuehn <kuehnw@msn.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 11/28/2015 8:23 AM

Mr. Beall please do not allow the developers to build on Houghton an old Spanish trail a big box store an more strip malls we have enough in this area an it is getting too close to our wonderful monument, please keep the promise that was made to our community all those many years ago. thank you joann an ernie kuehn.

John Beall - Proposed Buildings @ 22nd & Houghton

From: Chuck and Dominick <chuckanddom@yahoo.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 11/27/2015 9:44 PM
Subject: Proposed Buildings @ 22nd & Houghton

Dear John Beall,

It has come to our attention that there is a proposed big box store (Fry's), two strip malls and a 24 hour gas station at the 22nd Street and Houghton Road intersection. This proposal will add to sprawl and encroachment to our ever decreasing unspoiled desert environment; one of the main attractions that drew us to choose to live next to Saguaro National Park. We've lived here only 15 years and in that time we've seen stores, gas stations, and wider roadways; taking away the very things that drew us to choose to live here. We understand that nothing stays the same but can we let our beautiful surroundings be taken away for what some feel is unavoidable expansion?

We are against this development and hope you will agree that we are fighting to preserve the beauty of our natural desert area.

Very truly,

Dominick Alperti

Charles Zamal

11536 E. Saguaro Crest Pl.

Tucson, AZ 85747

[520-731-9435](tel:520-731-9435)

John Beall - SaveHoughton_East_flyer_Nov_2015.pdf

From: Carleen Carlson <carleencarlson1219@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 11/30/2015 8:01 AM
Subject: SaveHoughton_East_flyer_Nov_2015.pdf
Attachments: SaveHoughton_East_flyer_Nov_2015.pdf

Dear John

I have never crusaded before, but this is very important. Please help Tucson keep its Eastside charm. Read our brochure. Stop paving the desert landscape and wildlife habitat. Thank you for your consideration.

SAVE HOUGHTON ROAD EAST NEIGHBORHOODS! STOP THE BIG BOX DEVELOPMENT AT 22nd ST

We are fighting the proposed super Fry's big box store with two strip malls and a 24-hour gas station to be built on the northeast corner of 22nd Street and Houghton. Why?

HENP: The Houghton East Neighborhood Plan was developed and approved by the City Council in 1985, when the City annexed this area. It is a promise from the City to the residents of the area on how it would be developed. The HENP designates a transition zone to the County's Buffer Zone protecting the Saguaro National Park, our ecological treasure. It gives specific uses of the land, as well as open space requirements, types of commercial development allowed, height restrictions, planting requirements, and aesthetic considerations. It also specifies the Broadway intersection as being the site of dense commercial development, not 22nd Street.

The residents of the Houghton East Neighborhood agreed to be annexed by the City in exchange for the promises made to them in the HENP.

The developer wants to essentially void the HENP. We demand the City keep its promise made in the HENP and reject this development.

URBANIZATION: The HENP takes into consideration the plant and animal species of the area, as well as the eventual encroachment of urbanization. It stresses consideration of the quiet lifestyle of the area, and our proximity to Saguaro National Park. The developer wants to effectively wipe out any ecosystems that exist on the property, bring in non-native species of plants, negatively impact our quiet lifestyle, and detract from the National Park experience for visitors.

BLIGHT: There are five major grocery and big box stores within two miles of this project, along with seven gas stations, four drug stores, and 25 restaurants. Urban blight is already happening. Just look at the Basha's down the street which has been closed for years and still sits empty. Adding a big box store with two two strip malls and a 24-hour gas station at this intersection will not only increase the already high commercial vacancy in the area, but will create even more blight!

HOUGHTON ROAD AND TRAFFIC: The Houghton Road Corridor designs were based on studies done prior to the Great Recession of 2008. Those days of unbridled growth are gone forever. As a result of that and current demographic trends, Houghton Road usage is never going to meet the expected demand of the design. People simply are driving that much any longer. Consumers are increasingly shopping online instead of shopping in stores. A big box store with two strip malls and 24-hour gas station at this location is not commercially viable.

WHAT YOU CAN DO NOW TO STOP THIS SENSELESS DEVELOPMENT
Email your opposition to john.beall@tucsonaz.gov by 5pm Dec 2
Email us at SaveHoughtonEast@gmail.com for updates and info

John Beall - Opposition to developement

From: "foxfire42@juno.com" <foxfire42@juno.com>
To: <john.beall@tucsonaz.gov>
Date: 11/28/2015 3:59 PM
Subject: Opposition to developement

I live in a home that borders the property on Houghton and 22nd being considered for development. I based my home purchase on the greenbelt in this area staying intact. Do not fall to the pressure of developers and ruin our neighborhood. We currently enjoy visits by javalina, coyotes, and even bobcats. I don't want to loose what I bought this home to enjoy.

I'm retired so I'm home much of the day. Please keep this area as it is and don't ruin the peace and quiet we've all come to enjoy.
The added traffic will only cause an increase in our beloved desert dwelling animals being killed by more cars traveling in this area.

Barbara Jo Birt
1135 S Avenida Conalea
Tucson, AZ

John Beall - 22nd Houghton development

From: "Dorr, Bob - (bdorr)" <bdorr@email.arizona.edu>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/29/2015 11:33 AM
Subject: 22nd Houghton development

We live at 1130 S Avenida Conalea, directly abutting the east end of the planned Fry's Superstore and strip mall development. As original owners since 1976, we were told that the 22nd St Baptist Church had an "exclusive" use for that donated land, to wit, building a church. That appears to have been a myth as the spiritually-guided church is now looking to make as much money as possible on a sale to Brentwood, the same Canadian-based developer that manages the failing shopping center on the SW corner of Houghton and Broadway. The planned development of 2 strip malls and restaurants, anchored by a Fry's Supercenter and 24 hour gas station at 22nd/Houghton, has no substantial buffer from the 1 home/acre lots in Rancho del Este that surround the proposed development. With so many supermarkets already close by (including the recently-announced reopening of the Safeway supermarket at Broadway and Houghton), a new commercial development of the proposed size is both unnecessary and doomed to have major vacancies. Indeed, the Basha's bldg. at Broadway/Houghton has been idle for years, all under the management of Brentwood. This bodes very poorly for commercial success in the proposed new development.

Our questions are: (1) why was no other church sought for the 22nd/Houghton site, which was originally donated specifically for a church? Second, why is no real buffer being proposed between a huge commercial development and the well-established, low density neighborhood of 1 acre ranch homes that comprises Rancho Del Este? Finally, why bring the added pollution of traffic, light and noise this close to the Saguaro Monument East? That area was supposed to have a substantial buffer/transition zone against commercial development when the area plan was sold to the home owners involved. Thus, the proposed development represents a clear bait and switch tactic by the city.

I fear that these questions will fall on deaf ears since we can already see concrete entrance ramps being placed in the ongoing roadwork along 22nd street, east of Houghton. I implore the city to consider putting in some real transition zones between such a large commercial development and a heretofore quiet, low-density ranch home community. Thank you for your consideration.

Robert T. Dorr, Ph.D.
1130 S Avenida Conalea
Tucson, AZ 85748

Emeritus Professor of Pharmacology
College of Medicine
University of Arizona



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

Saguaro National Park
3693 South Old Spanish Trail
Tucson AZ 85730



September 10, 2015

Paul Cunningham
Tucson City Councilmember
7575 E. Speedway
Tucson, AZ 85710

Dear Councilmember Cunningham,

I am writing in regard to the development (Northern Star Planned Area Development, Fry's) proposed for location at the NE corner of Houghton Road and 22nd Street intersection. This property falls within the area covered by the *Houghton East Neighborhood Plan* and is also located within 1.8 miles of Saguaro National Park.

When the neighborhood plan was adopted in 1985, it described several goals and measures that could be jeopardized by this proposed development. They include the "preservation of open space" and "integrating new development with the monument (Park)". In addition to our concerns that this proposed development contradicts components of the neighborhood plan, we believe there could be potential impacts to night sky viewing, scenic vistas, and other visitor-related values.

The extensive size of this proposed supermarket (124,097 sq. ft.) far exceeds the national median size of grocery stores which in 2014 was 46,000 sq. ft. This facility would be 3 times that size, not including the additional commercial buildings proposed, and is clearly designed to serve a much larger area than the neighborhood in which it would be located. The Houghton East Neighborhood Plan does allow for "neighborhood services" including a grocery store; however it defines this non-residential use for neighborhood services, not for a much broader area. It appears the main intent of this was to keep non-residential developments sized to a scale that would help to meet the plan goals to "protect the natural amenities of the area and to enhance existing neighborhoods". It is concerning that just a short distance north on Houghton Rd there are two grocery store buildings and a gas station that will be sitting vacant, and another by the relocation of the Fry's on 22nd street.

The protection of open space is also covered by the neighborhood plan. As defined, Consolidated Open Space is "an undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create contiguous areas of undisturbed natural vegetation". As the draft development proposal indicates, only a very narrow strip of unconsolidated vegetation would be replanted around a narrow perimeter of the development. Most if not all of this area would initially be graded and disturbed, and then replanted, and the

resulting open space would equal only 17% of the site. 20% consolidated open space is required to be protected and is intended to be undisturbed natural vegetation. We request that this amendment not be approved.

The neighborhood plan also has restrictions on building heights for non-residential construction of a maximum of 20 feet. The proposed plan requests a height approval of 26 feet and may be even higher when the façade is included. Increasing the height to 26 feet would be a 25% increase in building height, and would have greater impacts to views of the Rincon Mountains and Saguaro National Park. Building heights should be restricted to what is defined in the neighborhood plan in order to keep the overall goals of the plan intact. We request that this amendment not be approved.

We also have concerns about potential impacts to night skies which is a highly valued resource for residents and park visitors. Height, shielding, light temperature, duration of use, amount of fixtures, etc. of lighting all play a part in the overall impacts that could result from a major development such as this. We understand efforts will be made to limit impacts and to adhere to the cities' dark sky lighting ordinance. However, the scale of this development in a neighborhood setting near a National Park with a Class I airshed warrants further consideration for protective measures. Typically gas stations have very brightly lit areas and run 24 hours a day and lighting for loading areas and parking lots for large stores can be major sources of light pollution. We request that the sensitivity to the value of our night skies is considered, and that mitigations to reduce potential impacts exceed current ordinances with a carefully planned design.

Saguaro National Park visitation contributes over 51 million dollars to the local economy annually. Park visitors come here to experience the natural setting of the Sonoran desert, wildlife, wilderness character, night skies and more. As the Houghton corridor continues to experience rapid development, we are concerned about the cumulative impacts associated with marginalizing existing adopted plans and current zoning. We are also concerned that the values these national visitors come in search of will be eroded over time and impaired. Existing zoning and plans such as the Houghton East Neighborhood Plan acknowledge these values as an important and vibrant part of the Tucson community. In the transition zones between this great city and it's only National Park, we ask to maintain or improve development practices so they are not eroded away one amendment at a time.

Thank you for the opportunity to comment on this proposed project. We also appreciate the time that your staff and the staff representing the land developer have taken to meet with us. Please keep us informed of this proposal while it is being considered by your office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darla Sidles", with a stylized flourish at the end.

Darla Sidles
Superintendent

John Beall - Dear Mayor, Council & Supervisors

From: "Linda Schaub" <Lindas62@cox.net>
To: "2" <district2@pima.gov>, "3" <district3@pima.gov>, "5" <district5@pima....>
Date: 08/30/2015 3:41 PM
Subject: Dear Mayor, Council & Supervisors
Attachments: Fry's Tentative Plat.docx; Grocery storesEmpty Grocery storesGas StationsParks.docx; 20150731_083346.jpeg; HENP Plan.pdf

Dear Mayor, Council & Supervisors,

I would like to bring your attention to a re-zoning issue that will eventually come before you for a vote. I live in the Houghton East Neighborhood. There is a 17 acre piece of property on the North East corner of 22nd and Houghton that is currently zoned SR and lies within the transition zone to the buffer of the Saguaro National Park. Currently there exists a Houghton East Neighborhood Plan (HENP), Resolution #13400, which was written in 1985 for the express purpose to protect this area. The protection includes height limits of 20 ft., protection for wildlife, existing riparian washes and the Saguaro National Park.

The parcel in question is owned by 22nd St. Baptist Church; however they are under contract with Brentwood Developers to sell the property to Fry's if they can get it re-zoned. Fry's wants to purchase this property to build a Big Box Marketplace Store over 124,000 sf. with a 30 ft. height, along with some strip malls and a gas station that will be open 24/7. Basha's on the corner of Broadway and Houghton was abandoned six years ago and is empty to this day. Haggen's, across the street is now closing and will become another blight. Three quarters of a mile south on the corner of Old Spanish Trail and Houghton is a 60 acre parcel that has already been re-zoned as a PAD with plans for a 123,000 sf anchor store, strip mall and 100 ft. height limits. Within a 6 mile radius of Houghton and 22nd St. there are 9 grocery stores and 8 gas stations. Currently, the east side has the highest rate of building vacancies @ 11.5% and cannot support current levels of grocery stores in the area. This planned Fry's development is totally unnecessary, unneeded, unwanted and does not fit within the HENP plan. Vail and Corona are screaming for a grocery store of this magnitude.

A number of us in the area are adamantly opposed to Fry's building a big box store on this property. Our group consists of Doctors, Biologists, Development Tech. Specialist, Professors, park

service & concerned citizens. Did you know that just 10 acres of pavement creates a heat island effect, generating 200,000 kwh of heat that will rise 650' and travel up to 2 miles? The water runoff alone will be over 250,000 gallons. I have enclosed documents showing the proposed Fry's development, the 60 acre PAD tentative plat and a map of the area highlighting grocery stores and gas stations in the area along with the closed or soon to be closed grocery stores and the original HENP Plan.

Houghton is considered a scenic corridor and the Saguaro National Park brings in over 45 million dollars yearly to the City of Tucson from visitors around the world. It is a National Treasure that needs to be protected! Houghton Rd. is the gateway to the Park. Commercial development of big box stores anywhere along Houghton in the transition zone will decimate the fragile ecosystem.

A promise was made years ago to protect this sensitive area & we are the stewards. I am respectfully asking that this re-zoning not take place and that the City abides by the HENP plan. Let's keep Houghton a **Scenic Corridor**!

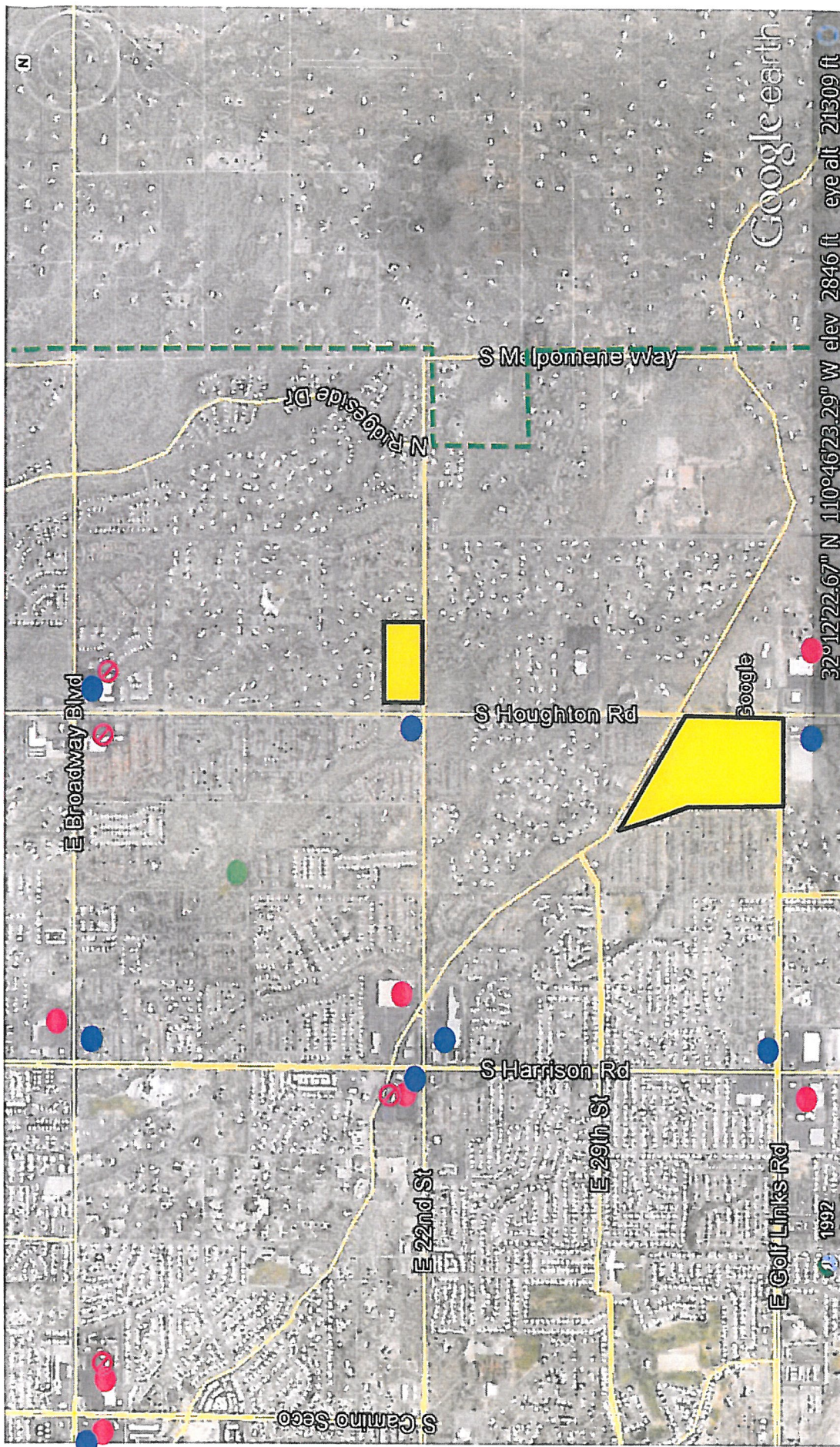
Sincerely,
Linda Schaub

Linda
[520-405-4947](tel:520-405-4947)
Lindas62@cox.net

To judge a man by his weakest link or deed
is like judging the power of the ocean by one wave "



- Grocery Stores
- Closed Grocery Stores
- Gas Stations
- Parks
- Saguaro Nat'l. Monument Buffer Zone



Proposed Development Areas

**NORTHERN STAR
PAD Development**
Tentative Site Plan

**Zoned For
Following Uses:**

**ENTERTAINMENT
FOOD SERVICES
HIGH RISE
LODGING
MEDICAL
MULTI-FAMILY
OFFICE
RETAIL**

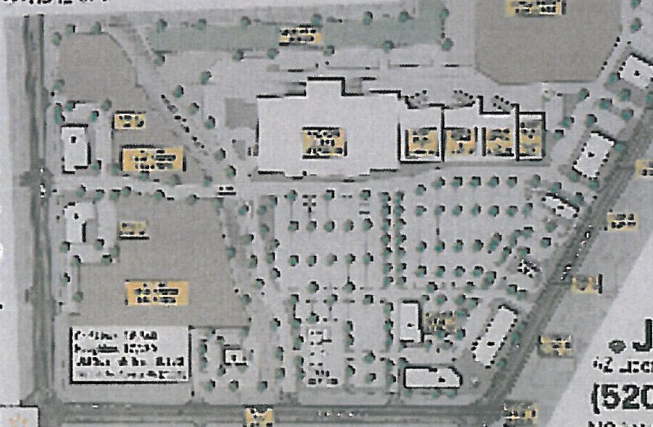
Special Use:

**LARGE RETAIL
ESTABLISHMENTS**
(BIG BOX - up to 25,000 sq. ft.)

COMING!

60 ACRES SPT

Golf Links Road



Houghton Road

Old Spanish Trail

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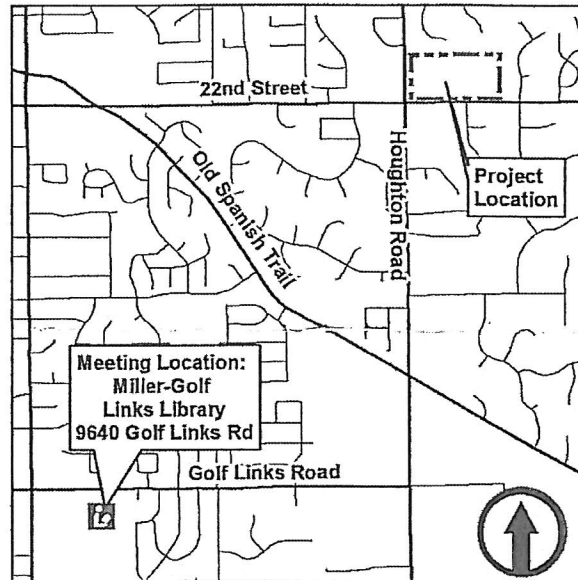
THE PLANNING CENTER
a division of TPC Group, Inc.

July 8, 2015

Dear Neighbor:

You are invited to attend a follow up neighborhood meeting regarding a plan amendment request for a 17-acre property at the northeast corner of 22nd Street and Houghton Road (see location map). The meeting will be held on **Thursday, July 23 at 5:30 pm at the Miller-Golf Links Library** at 9640 E. Golf Links Road, Tucson, AZ 85730. At this meeting, we will present the proposed site plan and receive comments to those who were unable to attend the first meeting.

The property history indicates the current property owner, the 22nd Street Baptist Church, purchased the land in 1979 with plans to relocate to the site. However, with the passage of time it has become apparent the Church's current location is best for its congregation and the decision has been made to sell the property. The new buyer is proposing a development including a Fry's Marketplace Grocery Store, a Fry's 9-pump gas station, and two pads proposed for retail and/or restaurant use. The existing Fry's Food and Drug Store at 22nd and Harrison will be closed and sold to another property owner upon approval of this plan.



The property is located within the Houghton East Neighborhood Plan (HENP) and the HENP land use policies encourage commercial development at this intersection. This request is to amend the following items within the HENP:

- Nonresidential Policy #2D - Restrict nonresidential uses to 20 feet in height. The request is for a minor increase in building height to 26 feet for the Fry's Grocery Store. The proposed building setbacks and landscape borders will mitigate for an increase in building height.
- Nonresidential Policy #4C - Consolidated Open Space requires neighborhood commercial to retain 20 percent of the site as consolidated open space. The request is for a reduction to 17 percent and the proposed site plan will mitigate the reduction through enhanced landscape along the perimeter of the property.
- Exception to Consolidated Open Space Definition- See Nonresidential Policy #5- The Consolidated Open Space Areas for NE corner of Houghton & 22nd (parcel #'s 133-38-008F & 133-38-008J) shall include undisturbed or revegetated areas (with like or higher plant density as natural conditions) with screen walls to ensure privacy of adjacent residences and required drainage structures.

Upon approval, a rezoning request would be submitted from the existing SR (Suburban Ranch) Zone to a C-1/PAD Zone. Comments on the proposed plan amendment may also be submitted to the **City of Tucson Planning and Development Services** at P.O. Box 27210, Tucson, AZ

o 110 s church ste 6320 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Linda Schaub
1361 S. Barbara Dr.
520-405-4947
Tucson, AZ 85748

Pima County Zoning Dept.
Thomas Drzazgowski
201 N. Stone
Tucson, AZ 85701

JUN 2 2015 PM 12:59

Mr. Drzazgowski,

My name is Linda Schaub and I live in the area of 22nd St. & Houghton, specifically Parcel ID 136-09-0460. I want to go on the record objecting to and protesting the re-zoning of Parcel 133-38-008J & F. Currently the property is zoned SR. It is rare to find a subdivision in Tucson with lower density housing without going beyond the city limits. The Houghton East Neighborhood Plan, Resolution #13400 (adopted) 15017 (amended) was written with the express purpose to protect this area from development such as being planned.

Currently there are at least 5 grocery stores within a few mile radius of this property, one of which has been abandoned for a number of years now. If Fry's is allowed to move forward on this property there will be another abandoned anchor store, devastating the smaller shop owners. We need another shopping center or abandoned building in the area like we need another Walgreens or Mattress Firm.

There is already an approved rezoning of 60 acres at the intersection of Houghton and Old Spanish trail From SR to PAD (Planned Area Development). What can be built there dwarfs the NAC (neighborhood activity center) being discussed at Houghton and 22nd. Arguably, because of Northern Star on the horizon, there is no reasonable justification for granting any exceptions that developers of an NAC at Houghton and 22nd might want or claim they need in order to make development of that little parcel feasible.

There exists a Scenic Rd. overlay zone requirement which appears is being ignored. The open space on the N/E corner allows us to enjoy the benefits of the untouched desert surrounding in our neighborhood; buffering us from heavy traffic on both Houghton and 22nd. We are all going to be greatly impacted by the Houghton Corridor as it is. This re-zoning will jeopardize the enjoyment of our home and potentially lower our property values. Building on that corner will greatly impact our quality of life as well as destroy the wildlife corridor established there, devastating the native flora and fauna. Has the city done an environmental impact study on the wildlife which includes; Hawks, Javelina, Owls, & Mule deer?

If these changes occur, there is no turning back. Despite the City's' planning efforts, no amount of lighting, screening or landscaping will reduce the damage this project will have on my neighborhood and surrounding area.

I am asking, no I am BEGGING you to deny the re-zoning of this parcel and let it stand as SR.

Respectfully
Linda Schaub
136-09-0460



Peter Bersbach

933 Placita Conalea, Tucson, 85748
520 721-2077
plbersbach@yahoo.com

8/21/2015

AUG 28 2015 AM 8:19

Dear Tucson P&D Services,

I am writing in regards to the request for amendment to the HENP (Houghton East Neighborhood Plan) by "The Planning Center" for the Northeast corner of Houghton Road and 22nd street.

Resent event of the upcoming closing of the new Hagggen Grocery Store (was Safeway). Now leave two areas, a closed Bashsa and now Hagggen in the same area. I know that the city has no control over Fry's moving to the Houghton & 22nd street location, But that will leave THREE large store areas vacant in the area. If they do want to move to this new location I would add this to my feelings of NO amendments to the HENP Plan.

Because of this new event and the comments I had made earlier (attached letter) I strongly feel that this request for amendments to the plan be fully rejected. I feel that the Fry's store proposed "CAN" be built effectively under the HENP with NO amendments.

Warm regards,
Peter Bersbach



Peter Bersbach

933 Placita Conalea, Tucson, 85748
520 721-2077
plbersbach@yahoo.com

7/15/2015

Dear Tucson P&D Services,

I am writing in regards to the request for amendment to the HENP (Houghton East Neighborhood Plan) by "The Planning Center" for the Northeast corner of Houghton Road and 22nd street.

I was here during the development of the HENP and there were several compromises that were made by all. But what we had develop was a good plan to protect the environment (plant and animal life). Originally a lot of the areas was zoned one house per acre or more. This plan allowed a reduction of that and locations for commercial property that would allow growth with minimal impact to environment (allowing vegetation and flow of natural wildlife in the area. There was also a concern about view and traffic in the area which this plan addressed.

Because of that I strongly feel that this request for amendments to the plan be fully rejected. I feel that the Fry's store proposed "CAN" be built effectively under the HENP with NO amendments.

A lot of hard work went into that plan and I believe strongly that it is still an effective plan for the area.

Warm regards,
Peter Bersbach



John Beall - Houghton / 22nd street area development

From: Elvin and Dorothy Quiring <dequiring@cox.net>
To: <john.beall@tucsonaz.gov>
Date: 12/01/2015 9:31 PM
Subject: Houghton / 22nd street area development

I understand that a big box store [Fry's] and strip mall is being planned at the NE corner of Houghton and 22nd street. We live at 1159 Avenida Conalea, which is located about ½ block from the east end of the proposed development. I am concerned about the negative impacts on my property. Specifically: First, I can anticipate a major negative impact on the value of my property due to the proximity of this new development; Second, There will be a significant increase in noise pollution due to the increase in traffic; Third, There will be a significant increase in light pollution at my home. In addition I am concerned about the high probability of a significant increase in the crime rate in our relatively quiet neighborhood because of the increase in the sheer number of people drawn to ½ block from my home.

I have serious questions whether this development is viable. We have had two grocery stores go out of business a mile away from this development, at Houghton and Broadway, due to a lack of economic viability. All we need is another struggling strip mall with numerous vacancies, a sort of "ghost town."

Therefore I would recommend that no rezoning or other city permitting be done that would enable this development to proceed.

Elvin Quiring

John Beall - Houghton Road East Neighborhood vs Developer of Bike Ranch Hotel

From: <mcgrubin@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 12/02/2015 8:20 AM
Subject: Houghton Road East Neighborhood vs Developer of Bike Ranch Hotel

Dear Councilman Beall

We are opposed to the proposed big box development at 22nd St. and Houghton. The developers want to put in a big box store, two strip malls, 19 acres of parking, and a 24-hour gas station. This is just like the empty stores on east and west corners one block away at Houghton and Broadway. And the intersection at Houghton and Golfinks. Enough already!!!! There are too many empty, big stores. Make developers be more creative and start thinking about using the available inventory that is sitting on the east side of our city

We are against this development and want the City to keep the promise it made to us 30 years ago in the Houghton East Neighborhood Plan! Please put a stop to big box sprawl that is wiping out the desert within the buffer areas. We don't need every intersection filled with commercial expansion. Houghton will no longer be the scenic corridor it is supposed to be, and the entry into Tucson, from I-10 will be a major commercial strip.

Thank you for your consideration,

Kathy McGuire and Norman Rubin

From: Leslie Lowell <lklowell@centurylink.net>
To: <john.beall@tucsonaz.gov>
Date: 12/02/2015 10:57 AM
Subject: big box development

As a resident of this area for fifty-five years, I am against the development of an unnecessary big box store, another gas station and two strip malls at Houghton and 22nd streets. The Houghton East Neighborhood Plan must be honored. Please help.

Respectfully,

Leslie Lowell
11361 E. Escalante Rd.
Tucson, AZ 85730

From: Lynda <ldeshazer@msn.com>
To: <john.beall@tucsonaz.gov>
Date: 12/02/2015 10:31 AM
Subject: Houghton and 22nd

Dear Sir:

My family and I are native Tucsonans and have witnessed many changes to our city. Most people come here for the beauty of the desert and weather, of course! The Saguaro National Park both East and West are truly an "in town" delight. We are fortunate to live near the park where we enjoy the wildlife and scenery. In 1985 the City Council "promised" to protect the treasure that you and I enjoy today. Why would they go back on their word? Does anything stand up to scrutiny?

We have many choices when it comes to a grocery store. In fact several have failed multiple times at Houghton and Broadway. Why would we want another development when the current ones are an eyesore. The east side of Tucson cannot support another commercial development and we certainly are not begging for one.

Please help us protect our Saguaro National Park and help us hold the City Council to the promise contained in the Houghton East Neighborhood Plan.

Sincerely

Lynda Deshazer

From: "Henri R. Carpentier" <h1enriy@cox.net>
To: <John.Beall@tucsonaz.gov>
CC: "Linda Schaub <Linda Schaub" <Lindas62@cox.net>
Date: 11/30/2015 11:34 AM
Subject: Proposed Big Box Frys Store on Houghton/22nd St

Dear Mr. Beall (Planning and Development Commission),

I own a home at 10461 E. Barbara Place, since 1985, which is within 300 ft of Frys proposed development on Houghton Rd/22nd St. I was here prior to the City's annexation of the East-side neighborhood and became involved in that process.

The City of Tucson, then elected officials, promised and created a document (The Houghton East Neighborhood Plan (HENP)) stating what type of development would be permitted in this area. We residents, at that time, accepted the City of Tucson's promise and HENP document as a condition to have our area annexed by the City of Tucson. We kept our agreement for annexation and we expect the City of Tucson to keep their promise and control the East Side development per the HENP document without any waivers for the proposed Frys Big-Box Marketplace on Houghton/22nd St.

My house is on the south side of 22nd St which will be facing the South side of the Frys Big-Box Marketplace. Their store will be blocking the view of the mountains, also adding the lack of total darkness at night, additional noise, pollutants, and lesser security to my area because of easy access, by potential strangers, to the houses on South side along 22nd St.

I implore you, as a fellow resident, to ensure this development, which doesn't meet the criteria of the HENP is not approved.

Sincerely,

Henri R. Carpentier
10461 E. Barbara Place, 85748
h1enriy@cox.net

John Beall - Zoning 22nd/Houghton

From: Sharon McCusker <shar.mccusker@yahoo.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/30/2015 2:02 PM
Subject: Zoning 22nd/Houghton
Cc: "Mayor1@tucsonaz.gov" <Mayor1@tucsonaz.gov>,
"ward1@tucsonaz.gov" <ward1@tucsonaz.gov>

In 1985 the City of Tucson made promises to the area of Houghton/22nd to protect the Buffer Zone. The Houghton East Neighborhood Plan, HENP was a PROMISE to your constituents. Several attempts to annex the foothills, most recent in 2006, have failed even though the City built a Fire Station at the City Limits to entice the residents. Reason given for failure of that annexation was **"Because of distrust, the City does not keep their promises"**.

EXAMPLE: The last 37 annexations promised to add police patrol that were never provided. Staffing at the East Side Police Subdivision is at an all-time low. In 1989 there were 159 personnel, including 1 Captain, 2 Lieutenants, 1 civilian, and 156 on patrol. Since then there have been more than 10 annexations and today there are 80 officers working 24/7.

IF the zoning change is allowed the crime rate will increase in Burglary, Graffiti, Attractive Nuisance, and Personal Safety. Thus the residents in the area become **victims** of crimes of which the police do not respond.

Can the CITY afford the publicity and expense of breaking promises again?

John Beall - Stop the big box development at Houghton & 22nd!

From: Gwenn Yaple <gwenn@soncom.net>
To: <john.beall@tucsonaz.gov>
Date: 11/30/2015 6:17 PM
Subject: Stop the big box development at Houghton & 22nd!

We have lived in this area since 1990 and have watched it go from underserved to overserved. Now we are seeing empty stores that sit idle for long times.

We love this area because of its ecosystems, the peace and quiet of the area, the beauty of the native flora and fauna. We want to keep it this way instead of bringing in a big superstore, strip malls and 24 hr gas stations to blight our area.

The Houghton Road Corridor designs are out of date and no longer viable.

The Houghton East Neighborhood Plan made sense in 1985, and it makes sense today. Do not allow it to be voided. Do not allow our precious corner of the world to be destroyed.

Thank you.

Gwenn and Steven Yaple
East Calle del Este

John Beall - Comment on Proposed Fry's Development, 22nd/Houghton

From: <j.boyce2014@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 11/30/2015 6:39 PM
Subject: Comment on Proposed Fry's Development, 22nd/Houghton

Mr. John Beall:

I've lived on the far east side of Tucson, between Houghton Road and Saguaro National Park, for over 20 years and have witnessed many changes to the area along the Houghton corridor. The current proposal for a Fry's store in the area at 22nd Street and Houghton Road seems very poorly conceived.

There are currently two large, vacant grocery stores within one mile of this location as well as a number of other vacant retail outlets associated with these shopping centers. Why would the City want another large shopping center here when clearly others have not been successful? More urban blight and vacant shops do not make a prosperous city. There is no need for another grocery store anchored shopping center in this area.

In addition to the lack of need for this type of development, it is my understanding that the Houghton East Neighborhood Plan (HENP) was developed and approved by the City Council in 1985, when the City annexed this area. It is a promise from the City to the residents of the area on how it would be developed. The HENP designates a transition zone to the County's Buffer Zone protecting the Saguaro National Park. It would be in everyone's best interest to only approve projects that were compatible with the existing neighborhood plan, not degrade it, as this proposed development would do.

Jean E Boyce
1781 S. Monument Tr
Tucson AZ 85748

John Beall - Fry's Big Box Store application

From: Rroylois <rroylois@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 11/29/2015 8:54 PM
Subject: Fry's Big Box Store application
Cc: <savesaguaronationalpark@gmail.com>

Dear John,

I've been to several meetings regarding the subject. It sounds like Fry's want an exception to everything regarding zoning regs, e.g., height of store, amount of open space, interruption of drainages, etc., etc. There is certainly no concern by Fry's for Saguaro National Park.

The city needs to keep it promise by continuing to honor the Houghton East Neighborhood Plan.

Thanks for listening.

R. Roy Johnson PhD
Co-director The international Riparian Project

John Beall - Fry's new big box store

From: Rroylois <rroylois@aol.com>
To: <john.beall@tucsonaz.gov>
Date: 11/30/2015 7:43 PM
Subject: Fry's new big box store
Cc: <ward2@tucsonaz.gov>, <ward4@tucsonaz.gov>,
<savesaguaronationalpark@gma...>

Dear John,

I wrote you a couple of days ago but after being interviewed by Channel 4 for their 5:00 news today I have to just say a couple of other things.

I'd love to see Fry's business plan. In addition to environmental concerns it seems to be to be ludicrous to move to a location where 22nd street stops only 1 mile to the east, they are basically bracketed by nearby low density housing, and the park boundary is another mile to the east (where there are no customers!).

So, in addition to a plethora of nearby grocery stores and gas stations I can't imagine what they are thinking--where's their business coming from?

R. Roy Johnson PhD
National Park Service Research Scientist (Retired)

John Beall - Stop development on Houghton

From: Betty Stewart <bettylstewart@hotmail.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/30/2015 8:42 PM
Subject: Stop development on Houghton

Mr. Beall,

We live East of Houghton off of 22nd. One of the reasons we moved here was because we were promised there would never be development at 22nd and Houghton. Now there is talk of development and no less the largest Fry's store in the state plus strip malls.

We love our quiet neighborhood and being away from the "city". Please stop the development! This is the potential for crime and traffic. There is a tremendous amount of wildlife that would be displaced. The owls and javalinas.

This would completely ruin our neighborhood and what we have worked so hard for all of our life.

Thank you,

Betty Stewart

John Beall - Opposition to the big box Fry's shopping center on Houghton and 22nd St

From: Sandra Morrison <AdAstra2009@live.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 11/30/2015 7:20 PM
Subject: Opposition to the big box Fry's shopping center on Houghton and 22nd St

As a homeowner near the Saguaro National Park East, we oppose the proposed big box Fry's shopping center on Houghton and 22nd St.

This area is home to delicate wildlife and beautiful scenery we DO NOT WANT more traffic, pollution, noise and congestion!!

Again, we are against this development and we want the city to keep the promise it made to us 30 years ago in the Houghton East Neighborhood Plan !!!!

Thank you,
Sandy & Scott Morrison

From: Hugh Harris <hch@nops.navy.mil>
To: <john.beall@tucsonaz.gov>
CC: Mike Willman <retroradio@earthlink.net>
Date: 12/01/2015 10:25 AM
Subject: Proposed commercial development at Houghton and 22nd

Dear Mr. Beall,

I am opposed to the currently-proposed big commercial development on Houghton Rd at 22nd St. I live in the Houghton East Neighborhood because of the quiet and rural atmosphere with dark skies. The proposed development will make a significant change in the wrong direction, contrary to the city's long-range development plans. Please consider the opinions of residents in the area, and reject this unnecessary development.

Thanks for your attention.

Hugh Harris
11786 E. Oldoos Pl.
Tucson 85730

John Beall - "Save Houghton Road East Neighborhoods!"

From: "Marion Haltiwanger" <genehaltiwanger@cox.net>
To: <john.beall@tucsonaz.gov>
Date: 12/01/2015 11:44 AM
Subject: "Save Houghton Road East Neighborhoods!"

I am against the big box development at 22nd Street and Houghton as unnecessary for this area at this time. Similar facilities at the Houghton and Broadway intersection continue to fail and similar facilities at Houghton and Golf Links appear to struggle.

John Beall - THE SYSTAMATIC DESTRUCTION OF THE EAST SIDE.

From: Jim SPALTEN <spalten7544@msn.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 12/01/2015 12:27 PM
Subject: THE SYSTAMATIC DESTRUCTION OF THE EAST SIDE.

Dear Mr. Beall:

I can't tell you enough how much I oppose what the city is planning to do to this once peaceful part of Tucson. The Idea of putting more big box stores at the Houghton Road East neighborhood is ridiculous. When was the last time you were in this area? You have Basha's that is GONE, you have the Safeway store GONE. These areas are already developed for this. Why do you see it necessary to destroy another part of Tucson. There are so many good businesses that are barely surviving, but have stayed because they know that economy of this side of town is staying true to the neighborhood. Do what you plan to do and overnight you will kill these established places. It's bad enough when you hear that there is not enough money to finish what has already been started. Why can't anyone understand the saying "If it ain't broke don't fix it."

Also PLEASE PLEASE take into consideration the older residence of this area and how all this will affect them. Keep this gateway to Saguaro National park alone.

James H. Spalten

Sent from Mail for Windows 10

John Beall - Save Houghton road east neighborhoods!!!!!!!!!!!!!!!!!!!!!!

From: <Jiimbeau@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 12/01/2015 2:45 PM
Subject: Save Houghton road east neighborhoods!!!!!!!!!!!!!!!!!!!!!!

Dear Sir, I will try to be as possible with this letter of request. It isn't easy dealing with a governmental body on any issue, but when, after more than 30 years, the same issue needs to be dealt with again against the wishes and concerns, we had 30 years ago it does become confrontational once more. We were lied to the first time around on several fronts. We were promised bus service. Didn't happen. More fire protection. Didn't happen. Promised setbacks on roadways, which only partially happened. My property is east of Houghton and North of 22nd St. If I were to call for police Which on one occasion I did require their services, or fire, or emergency medical, I am still 10 to 15 minutes from help.

Now we are setting off on a similar path again. Biggest difference is, now we are tied to the city government. We fought for, got some concessions back, that don't seem to apply now. To get people to sign there petitions they (the people going around with the petitions) flatly lied about several things. We had an eastside meeting with the mayor on our turf (televised) where he denied this. His statement was show me someone who lied and I will fire them. At least one was sitting at the table with him, and when she was noted, he had some excuse why he couldn't fire her. Then we brought up the fact that the smallest here were one acre. They were planning condos and apartments. They built a new school, that sat vacant because they didn't the density they were planning on.

I understand why they are trying to do this again. Tax revenues. That is what politicians are motivated by.

In case you didn't get the flyer sent out by SaveHoughtonEast let me quote their stats to you; in this area there are major grocery and big box stores, seven gas stations, four drug stores, and 25 restaurants within two miles of this area.

I thank you for your time. I can tell by the construction on E.22st. that these plans are pretty well expected to come to fruition. It is just a shame that people who are duly elected by the public can have such disdain for those entrusted them with our future.

John Beall - Fwd: Zoning meeting

From: Ted Prezelski
To: John Beall
Date: 12/01/2015 2:58 PM
Subject: Fwd: Zoning meeting
Cc: Katie Bolger; katiebolger@yahoo.com; Odessa Draheim; Mary Fimbres

John-

We got this at the Ward 2 office yesterday. Can you include it in the public comments regarding the HENP amendment?

Ted Prezelski, Council Aide
Council Member Paul Cunningham
City of Tucson Ward 2
[\(520\) 791-4687](tel:(520)791-4687)
[\(520\) 791-5380](tel:(520)791-5380) (f)
Ted.Prezelski@tucsonaz.gov

>>> elaine charton <echarton@writes@gmail.com> 12/1/2015 2:52 PM >>>

Good Morning

Thanks you so much for taking time to talk to me yesterday I passed the information on to friends who might be interested as I will not be able to attend the meeting. I will be undergoing a surgical procedure tomorrow and not sure I will be able to attend the meeting. I appreciate your offer to forward this email to the appropriate person.

As

I mentioned, I live in the Broadway and Camino Seco area and we recently lost our supermarket, first when Albertsons bought Safeway and then sold to Hagens, which was a well documented disaster.

So now we are without a supermarket. The apartment complex I live in is right next to and directly behind the empty supermarket.

There are many people on a fixed income in this complex, elderly and single parents. Some of us do not have cars and for several different reasons, mostly physical can not cross Camino Seco to go to Walmart neighborhood market. There is an Albertsons at the corner of Broadway and Harrison however, even if you could cross the street there is no sidewalk to walk on. If you have several children and a stroller or like me, use a walker, it is an issue to get there.

I've developed balance issues and one of the reasons me and others people moved here is because of the easy access to shopping. When I moved here my husband knew he could relax and not have to worry about me walking somewhere and falling.

When we moved here there was a Safeway with a Starbucks and a bank, a Walgreens, a hairdresser and a restaurant and several other businesses in the same strip mall. One woman who is 79 years old and has lived here for thirty plus years. This is the first time she has not had a supermarket within easy distance. I have followed with interest the story of Albertsons/Safeway merger as well as Frys wanting to expand. I totally understand businesses wanting to expand and make more money. Why can't they do it without hurting some of the people that helped that

business grow. There is an empty supermarket here and a neighborhood that wants to welcome them.

Thank you

Elaine Charton

John Beall - Proposed Fry's Development @ 22nd & Houghton

From: Kathy Mayer <mkmayer@live.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>, "mayor1@tucsonaz.gov"
Date: 12/01/2015 4:07 PM
Subject: Proposed Fry's Development @ 22nd & Houghton

Mayor, City Council Members, & Mr. Beall:

I am writing to express my strong objections to this type of development at the intersection of Houghton and 22nd Street.

There is currently a big box store just down the street at Golf Links and Houghton (Walmart). There is little need for another such establishment in this area.

- a. As you are most likely aware Bashas closed many years ago leaving our neighborhood with a vacant building that is only now looking as if it will once again be occupied.
- b. The closing of Bashas clearly demonstrated the lack of support for a lower cost grocery store in this area.

Although Fry's states the existing building a mile away will remain open I highly doubt it as this does not make sound fiscal sense.

- a. Therefore, another neighborhood will be left with an empty building.
- b. If the experience with an empty Bashas and an empty Safeway/Haggen is anything to go by, this neighborhood can look forward to an increase in vandalism and theft, not to mention the potential for someone to live inside the empty building as has been the case with Bashas.

Of course I also object for all the reasons already presented by many of my neighbors most especially the protection of our way of life. I moved to this area of town from Golf Links and Kolb for the serenity and rural feel. The fact that another lower priced grocery store (Bashas) pulled out years ago strongly demonstrates the inability of the area to support this much competition. I fear most of all another part of our beautiful desert destroyed in the name of profit to only see another blight with another closed store immediately at Harrison and 22nd (existing Fry's store) and at some point in the future with this potential new Frys.

To our City Council Members, I would like to state that this issue is providing you with the perfect opportunity to stand by your words during the most recent campaign – that you represent all citizens of Tucson. If this is true you will adhere to the HENP and do all in your power to protect our way of life.

Thank you for your consideration of my position.

Kathleen Mayer

468 S. Ridgefield Ave
Tucson, AZ 85748
Registered Voter

John Beall - houghton and 22nd development

From: "LaurieColburn" <lcolburn@theriver.com>
To: <john.beall@tucsonaz.gov>
Date: 12/01/2015 7:27 PM
Subject: houghton and 22nd development
Cc: <savehoughtoneast@gmail.com>

As a homeowner in the Houghton East neighborhood, I have remained firm in my opposition to the Big Box Development on 22nd Street and Houghton. Aside from the damage and infringement to the uninhabited landscape and wildlife surrounding my home, proceeding with the construction of a Fry's super store, two strip malls and a 24-hour gas station will take away from the reasonable use and enjoyment of my property as well as the surrounding neighborhoods. Increased traffic, crime and effects of noise, offensive smells, trash and visual intrusions that we can't even begin to predict will diminish the value of our homes and will certainly cause the neighborhood to decline. There is absolutely no need for more commercial development, especially in that section designated by the City in 1985 as a buffer zone for Saguaro National Park. The City should encourage developers to look toward abandoned commercial properties in the already incorporated stretches along Houghton before allowing them to destroy the protected areas around Houghton East. For the City of Tucson to succumb to the pressure of corporate greed and abandon the promises of HENP would be reprehensible.

TC & Laurie Colburn
1020 S Camino de las Colinas
Tucson AZ 85748

John Beall - Proposed Fry's Store - Houghton and 22nd Street

From: Kathleen Callahan-Vitelli <lawgirl47@icloud.com>
To: <John.beall@tucsonaz.gov>
Date: 12/01/2015 8:31 PM
Subject: Proposed Fry's Store - Houghton and 22nd Street
Cc: <mayor1@tucsonaz.gov>

Mr. Beal:

My husband and I are residents of east Tucson and live a short distance from the Proposed Fry's Superstore on the corner of Houghton and 22nd Street. This project not only proposes a 55,000 square foot grocery store, but a 24/7 gas station and two additional retail pads. In essence, a strip mall.

We have attended several public meetings over the past year which included the developer, Fry's representative and the Planning Center. This proposal would require rezoning and does not fit the needs or the uniqueness of this neighborhood. We are not happy with this proposal! In fact, there is a very large number of residents who are outraged as well.

We have owned our home for almost nine years. We were deliberate in buying in this area because of it's beauty, quiet way of life and to be close to the Saguaro National Park and the beautiful riparian areas that surrounds this beautiful gem. We felt assured, base on the City's own Houghton East Neighborhood Plan which was adopted/amended in 1990, that this area would remain in somewhat pristine condition, without being trampled upon in the name of progress. We were obviously naive.

This area is the gateway to this beautiful treasure, which brings in almost 45 million dollars annually and draws visitors from all over

the world. The wildlife that call this National Park home are not bound by the park's borders.....the riparian areas that surround the park are critical habitat as well. Not to mention the natural riparian areas and washes found in the neighborhoods and open areas that surround the park, which by the way contain many natural washes and designated flood areas.

So, we are now building what is virtually a six-lane highway which we know as Houghton Road. It is clear that the City of Tucson wishes to turn this roadway into another stretch of big box stores and strip malls. Let's be honest....this neighborhood **does not** need another grocery store, gas station, drug store or strip mall. We already have six grocery stores, seven drug stores, five gas stations and a myriad of strip malls within 1.5 miles of this corner. Not to mention two large big box stores - Walmart and Target. And, to add insult to injury, the City has already approved a 60-acre development on Houghton Road between Golf Links and Old Spanish Trail, less than a mile from this proposed Fry's big box store. Not only did you approve it, you rezoned this SR land to allow for raising the 20 foot height restriction to 100 feet. And reduced the amount of open space below the 20 percent minimum. Where does this blade and build end?? Northeast Tucson already suffers from an almost 12% retail vacancy rate....Basha's supermarket closed their doors at Houghton and Broadway about 8 years ago and still remains empty. Additionally, the Haggens group closed two supermarkets and they are now empty. The City of Tucson's answer to this blight is to allow these deep-pocketed developers to build even more retail space, which will probably remain partially empty for who knows how long.

We think it is time for the City of Tucson to say no! We live in this area, not the developers. We vote for our council representatives and Mayor to represent Tucson as a whole...not developers who are only concerned with making money. This proposed Fry's big box

store will create few jobs since they will move most of their employees from their other store just a mile from this site.

My husband and I discovered Tucson in 1993 and fell in love with the environment, the people and the small-town feel of this city. We are deeply saddened by what we have seen happen to this city. We are losing our identity, our beautiful environment and a cherished way of life. We are not opposed to progress in moderation and based on need, but we are strongly opposed to mindless, thoughtless progress. We are transplanted here from New Jersey, one of the most densely populated states in this country. We know what can happen when you make poor choices in this direction. We will lose something we cannot replace. We urge you, the Mayor and the City Council to have the foresight and guts to say no this proposal.

Sincerely,

Joseph and Kathleen Vitelli
10870 E. 22nd Street
Tucson, AZ 85748

John Beall - NO Development at Houghton/22nd st

From: Lisa Blakemore <shenavigator@hotmail.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 12/02/2015 1:42 PM
Subject: NO Development at Houghton/22nd st

John,

I just want to say that I do not believe any development on the N/E corner of Houghton/22nd st should be allowed. This area was already developed and planned and approved by the city council in 1985.

My property backs up to the area and to develop that area would **RUIN** my quality of life in my home and on my property. It would also significantly decrease the property value.

There are already 5 grocery stores, Target, Walmart, strip malls, restaurants, etc.....within 2 miles. It is **ridiculous** to build more of the same. Take into consideration **the empty Bashes** store at Broadway/Houghton (WHAT A WASTE.) Also the **foolish** decision of **Hageans to buy Safeway** at Broadway/Houghton just to go out of business within a few months. **Now that store sits empty.** (Even if Albertsons does take it over, there is already an Albertsons 1 mile away. Stupid!)

If such a proposal goes through, I will know that the **only motivation** you and yours have is to **destroy more desert** only for your personal financial gains, just to have a developer declare bankruptcy in the end leaving more ugly, empty buildings in this area.

Lisa Blakemore
Homeowner

John Beall - Frys store at 22nd and Houghton rd

From: bill <custikbill@aol.com>
To: <John.beall@tucsonaz.gov>
Date: 12/02/2015 1:50 PM
Subject: Frys store at 22nd and Houghton rd

In regards to this development:

a quick tally of 2 miles around said spot shows,
4 drug stores

3 active grocery stores

2 empty grocery store bldgs. (50000-100000sq ft)

4 pharmacys

4 other RX locations

2 big box stores

34 restaurants and take out places where hot food can be gotten at some point in the day

there is a 24hr gas station across the street and 4 other stations

1 empty station this station adjoins one of the empty stores

the Houghton neighborhood plan is in place (yes)or (no), it is supposed to protect the neighborhoods, park, plants and animals of the area.

If this cant be done, then lets put it where the park office is, and then we could ask frys to let the park ranger sell tickets in parking lot to use the park. the only real question is. why do you find doing your job so difficult?
IF you cant, get out and let someone else do it.

Respectfully

William Halbur
Neighborhood Resident
[520-721-2004](tel:520-721-2004)

From: Nancy Ann <shemroske8@q.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 12/02/2015 1:59 PM
Subject: The big box shopping area

Dear Mr. Beall

Please protect the promise that was given to the land on houghton and 22 st..

For the people who live here, for the animals who call this area home. Please stand up for our land and neighborhood.

Sincerely, Nancy shemroske

Sent from my iPad

John Beall - Houghton/22nd St development

From: Dave Robertson <david.robertson@icloud.com>
To: John Beall <John.Beall@tucsonaz.gov>
Date: 12/02/2015 12:17 PM
Subject: Houghton/22nd St development

Dear Mr. Beall,

I strongly protest the proposed Frys development at Houghton and 22nd, and demand the City reject this ill advised development.

It is not that I am against development. Absolutely not! However, this is going to have a negative impact on the world renowned Saguaro National Park, as well as the quality of the experience visitors will have when they come to the east side.

The HENP is a contract with the City and the residents of the area, created 30 years ago. Please do not allow one single amendment to this fine document.

Thank you very much,

Dave Robertson

(a resident of the area)

From: <plynn458@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 12/02/2015 11:33 AM
Subject: Fry's Proposed Developement

Hi, I have emailed about this before but it looks like it is still being proposed. I am against building a new Fry's at this location. There is a Fry's store right down the road at Harrison which they just recently remodeled and even put in a second front door. This store is in a good location and always busy.

Also, I know the Rita Ranch location is always busy, because it's the most convenient store to those out there and in Vail. It takes some of those people over 30 minutes to get to that location, and that's their closest grocery store.

Both of these Fry's stores do well and are in good locations. However, I do not believe that a store at Houghton and 22nd would be successful. Just North of there are 2 vacant grocery store buildings. Neither of them were ever busy, and sometimes I was the only customer in the stores. Those stores have gone through different owners, still having the end result of closing.

Bottom line is if the existing Fry's were to be relocated, we would then have 3 vacant buildings in the area. Please do not take out more of our natural desert to put up a store that is not needed. The Fry's should remain where it is, and if the company wants another they should use an existing building already set up for a grocery store.

Thank you for your time, Paige Heath (Area resident for 38 years)

Sent from my iPhone

John Beall - houghton expansion

From: IAN BOULTON <ian_boulton@hotmail.com>
To: <john.beall@tucsonaz.gov>
Date: 12/01/2015 11:10 AM
Subject: houghton expansion

Hello Mr Beall,

I am writing to express my opposition to the proposed increased commercial development at 22 and Houghton on the East side.

I have lived in Silverado Hills for 8 years, and we do not need any more commercial development in our neighbourhood. Its a quiet, peaceful neighbourhood close to the national park and we want to keep it that way.

There are now two empty supermarket properties at Broadway and Houghton, do you really think we need a third? in a one block radius?

If the plan goes ahead we will move out of the neighbourhood, further exasperating the commercial blight and no doubt cascading local home prices downwards if others follow suit.

Ian Boulton
10970 E Fourwing Place
Tucson, AZ, 85748

Sent from [Outlook](#)

John Beall - 22nd and Houghton, don't you dare.

From: Shannon Boulton <shannonboulton@hotmail.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 12/02/2015 11:37 AM
Subject: 22nd and Houghton, don't you dare.

Hello, I live with my husband, Ian Boulton (who already wrote to you), here in Silverado Hills. Our understanding is that our neighborhood is protected to some extent from development due to the HENP agreement and the fact that we border Saguaro National Park. As a person born and raised in Fairbanks, Alaska I have sought to live in an area that values the natural landscape and limits development. If the City goes back on HENP, especially in favor of some ridiculous plan to bring in a Super Fry's, etc, we have already decided we would leave Arizona.

The only question I have is who is in the back pocket of this developer?

Sincerely,

Shannon Boulton

John Beall - Save Houghton Road

From: JAN HAY <haykubik@msn.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 12/02/2015 2:41 PM
Subject: Save Houghton Road

Dear Mr. Beall-

I live in the 22nd-Houghton neighborhood. My husband and I are extremely concerned about the rumors of a super-size Fry's market to be built on one of the corners.

We have lived in our home since 1974 and keep seeing development happening against zoning codes and the promises the city made to us when our neighborhood went from county to city. At that time, we were asked to sign a petition to become city and we were not in favor. Slowly we were convinced to sign because the city told us of all the "advantages" and promised to ensure the environment would not change to affect the treasured Saguaro National Park East.

Those things did not happen.

We were told no commercial development would happen to increase traffic. - Traffic increased immensely when the city quietly built a charter school at Los Reyes and 22nd. The buffer zone was for 1 house per acre, then 3 acres per house, not schools, stores, etc. We were told since we were now city, they could put in schools.

We were told no lighting would affect the skies - not true - the school has parking lot lights and many evening activities with lights and sound going into the evening skies.

We were told there would be a bike trail and completion of Los Reyes to Spanish Trail - that never happened.

We were told that the city would be building a park at Houghton and Broadway with ball fields and soccer fields for our children, instead they built the Safeway/Chevron complex, of which both are empty now. The only park in the area is Case Park further west on 22nd which consists of cactus, small grass area and no ball parks.

These promises convinced us to sign for city inclusion. It was a mistake.

Our children have grown and did not get to use the promised ball fields.

At this time, the Saguaro National Park East is at stake. Please do not rob us of the Saguaro National Park East. We need the buffer zone to keep it living. Instead of ignoring the current zoning laws, which we entrusted you to enforce, I have heard Fry's is asking the board to actually revise them in their favor. Higher, bigger?

Basha's has been empty for many YEARS now- Safeway is empty. There is a big box store at Houghton and Golf Links. We do not need another grocery store at 22nd and Houghton. Why can't Fry's comply with the current laws, or better yet convert Basha's to their configuration?

Please, please protect the **Saguaro National Park East** and do not vote for this Fry's.

Respectly,
Sincerely,
Janice Hay

1323 S. Avenida Conalea
Tucson, AZ

John Beall - Proposed changes to HENP and Fry's at Houghton and 22nd

From: Tracy Scheinkman <arabs4spirt@aol.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 12/02/2015 3:58 PM
Subject: Proposed changes to HENP and Fry's at Houghton and 22nd

To City and County Planners and City Council Members and County Supervisors:

I am a neighbor living between the Proposed Fry's grocery store at Houghton and 22nd Street and Saguaro National Park. I am lodging my objection to any and all changes to the Houghton East Neighborhood Plan as well as to the proposed Fry's grocery store at the northeast corner of Houghton and 22nd Street.

First, my objection to the changes to the HENP. The reasons for the creation of the Houghton East Neighborhood Plan in 1985 have not changed. Saguaro National Park still needs protection against encroachment and increasing urbanization at its boundaries! The 1 mile Buffer Zone that protects the Park is **insufficient** by itself to protect the Park and its wildlife from the adverse effects of urbanization. Later the plan was modified to allow for the shopping center on the southeast corner of Broadway and Houghton with the understanding that the criteria affecting other corners within the HENP would remain in place. The Plan currently requires substantial preservation of open space and height limits on buildings. I support those restrictions as essential to limiting urbanization and maintaining the character of the region affected by the Plan. Ideally I would prefer that these very reasonable requirements for development within the area of the HENP should be extended to all areas of the City that are within two miles of the Park boundary.

I see no reason for the lifting of the height restrictions or the removal of the open space requirements for developments within the HENP. Furthermore I have heard some developers have complained that they cannot possibly manage to abide by those restrictions and still develop in this area. That is patently false. I built my own house in the mid-1990s within the much greater limitations of county SR zoning. I could easily follow the HENP and either build houses or office space on that property as allowed by the HENP and work with neighbors to get their support -- not that I am volunteering to do so! What I am pointing out is that the current level of complaining by the developers really boils down to them trying to build much more densely than the HENP allows. If that is what they want they should build elsewhere NOT WITHIN THE HENP!

Second, I have an issue with development for development's sake. The Fry's grocery store is not needed in this area AND it is unlikely to achieve sufficient financial success to continue operations at that location. This is a case of development for development's sake and not for a good reason. This area is semi-rural. Three other grocery stores have tried and failed in the immediate vicinity -- Basha's, Safeway, and Haggan's. In each case they thought they would have sufficient business to continue operating, but they found out that the area is too rural with not enough "roofs" to support their business model. As a result we have two empty hulks sitting at the corner of Broadway and Houghton. In my opinion The Planning Center is doing Fry's a disservice by suggesting that somehow they would magically get enough business to support a store in this area. People who shop at the Fry's at Harrison and 22nd are unlikely to shift their business further away from their homes. If they cannot shop at 22nd and Harrison they would pick up groceries on the way home from work, not drive past their neighborhoods to an outlying area to get groceries. Fry's has not done its homework if they expect that this is what people would do. It is simple behavioral economics, people buy from stores on their way home. Those people would simply shift to stores closer to their work places. The end result is that we would have yet another blighted eyesore in our area. Tucson already has enough empty grocery stores, many of them are on the east side of town.

I have heard that The Planning Center is telling Fry's that the area east of Houghton is on track for intensive development. If so that is news to me.

And I guarantee you IT WILL NOT HAPPEN as long as the neighbors in this area continue to defend the areas near Saguaro National Park against encroachment from urbanization. Saguaro National Park is an economic engine of tourist activity and a National treasure! The City Planners should be much more concerned about enhancing that tourist experience by protecting the Park and its nearby wild lands from intense development than they are with approving every project that comes their way just for a handful of sales tax dollars. Remember that store will only generate sales tax as long as it is open and profitable. If it fails you will have destroyed that property and the value it has as an entry toward Saguaro National Park for nothing. I ask you to consider the sensitivity of the region, the necessity for the tourist dollars that Saguaro National Park generates and the need to protect the rural-suburban interface from increased urbanization.

A better use for that property would be as a neighborhood park, something that was indicated in the Houghton East Neighborhood Plan as a good use for that northeast corner of Houghton and 22nd. When developers say we need another grocery store. I tell you that is not the way the neighbors see it. What we need is a neighborhood park at that spot, something that fits in with the surrounding sub-rural neighborhood. Not another big box store.

From a biological standpoint (I am a Biologist, I taught at Pima Community College for 13 years) the City needs to consider the damage that it does to existing wildlife corridors when shopping centers and grocery stores and other intense development is installed close to wild lands. In order for the Park to continue as an ecologically sound sensitive Wilderness area the City must not cut off access to wildlife by allowing the rural wildlife corridors to be urbanized. In fact I submit that extreme damage could be done to the Park by surrounding with development. Therefore I ask you to think ahead and use this opportunity to plan for better protection for the Park by graduating development from less intensive to more intensive and not allowing any development that is intensive or even semi-intensive within 2 miles of the Park. Additionally a number of wide swaths (several miles or more) of undeveloped property needs to be maintained between mountain ranges to allow for wildlife migration. Narrow corridors are insufficient.

Finally the Houghton East Neighborhood Plan was a good vision. It was created with a goal of acting as a transition between the more urbanized area west of Houghton Rd. and the more rural Buffer Zone east of Houghton.

This Plan needs to be maintained and extended in perpetuity. The Plan calls for a lower level of development at that corner. I urge you to maintain that plan and not allow this big box store on this corner.

Thank you.

Tracy Scheinkman, Biologist and neighbor
11580 E. Saint James Rd.
Tucson, AZ 85748

Sent from my iPad

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Tucson will hold a public hearing on **Wednesday, January 13, 2016**, at or after 6:00 p.m., in the Mayor and Council Chambers of City Hall, 255 West Alameda, Tucson, Arizona, at which time and place all interested persons will have an opportunity to appear and be heard in relation to the following:

**Amendment to the *Houghton East Neighborhood Plan*, PA-15-02
Northeast Corner Houghton Road and 22nd Street**

Request to amend the *Houghton East Neighborhood Plan (HENP)* to modify Nonresidential Development, Policy 2.D which restricts nonresidential uses to 20 feet in height, in order to allow a maximum building height of 26 feet.

A copy of the proposed amendment can be obtained from the City of Tucson, Planning & Development Services Department, 3rd Floor, Tucson, Arizona. For more information, check the website at: <http://www.tucsonaz.gov/planning/news/planningcommission/>.

If you have any questions, please contact John Beall, at (520) 837-6966.

The Mayor and Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling [\(520\)791-4213](tel:5207914213) or [\(520\)791-2639](tel:5207912639) (TDD). If you require an accommodation or materials in accessible format or require a foreign language interpreter or materials in a language other than English for this event, call [\(520\)791-5550](tel:5207915550) at least five business days in advance.

Título del documento: Aviso de Audiencia Pública

El tema de este documento es Enmienda al *Houghton East Neighborhood Plan (HENP)* en la esquina noroeste de Houghton Road y la calle 22, PA-15-02. La fecha, hora y lugar de la audiencia pública es miércoles 13 de enero de 2016, a las 6:00 p.m., en punto o un poco después, en la sala de reunión del Alcalde y Consejo, en el edificio del gobierno de la Ciudad de Tucson, con dirección 255 West Alameda Street.

Solicitud de modificación del Plan de Houghton del este de modificar Desarrollo no residenciales, 2.D política que restringe usos no residenciales a 20 pies de altura, con el fin de permitir una altura máxima de edificación de 26 pies para un edificio de tienda de comestibles.

Si usted desea este aviso legal escrito en español, por favor llame al número de teléfono: 791-5550. Cuando llame por este documento, por favor indique el título y el tema. Gracias.